



50 Cuckfield Crescent, Worthing, BN13 2EB  
Asking Price £365,000

and company  
**bacon**  
Estate and letting agents



Popular two/three bedroom semi-detached bungalow with private drive to bungalow. Formerly a three bedroom bungalow the accommodation has been changed to provide larger living accommodation but could easily back into three bedrooms if required. At present the layout comprises: Double glazed entrance porch, inner hall, 22'6 lounge/diner, two bedrooms, kitchen, sunlounge and bathroom/wc. The property benefits from double glazed windows, gas central heating and is being sold CHAIN FREE. Externally there is a private drive to a 22' detached garage, paved front garden and a delightful enclosed rear garden.

- Semi- detached bungalow
- Spacious living accommodation
- Two bedrooms
- Sun lounge
- Private drive
- Garage
- Secluded garden
- Chain free





### Double glazed entrance porch

Double glazed door and windows with further double glazed door to :

### Lounge/diner

6.86m x 4.42m max (22'6 x 14'6 max)

Double aspect with double glazed windows. Fireplace with pine surround having marble inset and hearth and incorporating real flame coal effect gas fire. Alcove with fitted pine storage cupboard. Two radiators. wall lights.

### Kitchen

4.14m x 2.44m (13'7 x 8')

Fully tiled. Oak fitted kitchen comprising of work surfaces with inset single drainer sink unit with mixer tap. Range of base units comprising of cupboards and drawers with matching wall units. Slot in gas cooker with concealed extractor above. Space and plumbing for washing machine. Space for tall fridge freezer . Double aspect with double glazed windows. Part glazed stable door leading out to:

### Sun lounge

3.84m x 3.45m (12'7 x 11'4)

Double gazed windows . radiator. Tiled floor. Double glazed door leading out to garden.

### Inner hall

Access to large loft space, via pull down ladder. Boarded with light. Insulated. 'Alpha' gas fired boiler supplying hot water and central heating.

### Bedroom 1

4.09m x 3.05m (13'5 x 10')

Double glazed window. Radiator. Fitted mirrored wardrobe.

### Bedroom 2

2.67m x 2.44m (8'9 x 8')

Double glazed window. Radiator. Fitted mirrored wardrobe.

### Bathroom/wc

Part tiled. walk in fully tiled double shower with independent chrome shower. glazed shower screen.

Pedestal wash hand basin. Alcove with fitted storage cupboard. Radiator. Double glazed window. Archway leading through to separate wc. Double glazed window.

### Outside

#### Private drive

6.71m x 2.51m

Block paved driveway providing off road parking for a couple of vehicles leading to:

#### Detached Garage

22' x 8'3

Larger than average . Electric roller door. Power and light . Personal door from garden.

#### Front garden

Paved for ease and maintenance. Side gate leading through to rear garden.

#### Rear Garden

Delightful secluded rear garden. Full width patio. Remainder laid to lawn. Flower beds and borders. Pergola with climbing rose. Brick built BBQ. Rockery. Greenhouse. Garden shed. Water butts.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 12/2019

and company  
**bacon**  
Estate and letting agents

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



baconandco.co.uk

72 Goring Road, Goring-by-sea, Worthing, West Sussex, BN12 4AB

01903 520002

goring@baconandco.co.uk

Bacon & Co (Worthing) Limited (No. 04721313) and Bacon Micawber Lettings Limited (No. 07466778) trading as Bacon and Company Registered in England and Wales. Registered office: c/o Galloways Accounting, The Mill Building, 31-35 Chatsworth Road, Worthing, England. BN11 1LY.