



39 Coniston Road, Worthing, BN12 6JT
Guide Price £399,950

and company
bacon
Estate and letting agents



Deceptively spacious extended three bedroom semi-detached bungalow featuring a south facing rear garden and private drive to a 32ft detached garage. Briefly the accommodation comprises: entrance hall, 19ft south facing lounge, double glazed UPVC conservatory, kitchen/diner, bathroom with separate wc, three bedrooms with ensuite to the main bedroom. Although benefiting from gas fired central heating,,double glazing and solar panels the property is now in need of updating. CHAIN FREE

Externally there is a driveway leading to detached 32' garage. Front garden with delightful and secluded south facing rear garden.

- CHAIN FREE
- Semi Detached Bungalow
- South Aspect Rear Garden
- 32' Garage
- Three Bedrooms
- Two Bathrooms
- Private Driveway
- Popular Goring Location





Double glazed door to :

ENTRANCE HALL

Radiator. Shelved storage/linen cupboard with Radiator. Access to loft space.

LOUNGE

5.79m x 4.27m mock firepla (19' x 14')
Mock fireplace. Two radiators. Sliding double glazed patio doors leading out to:

DOUBLE GLAZED CONSERVATORY

4.27m x 3.96m (14' x 13')
South facing. Part brick with UPVc double glazed windows. Tiled floor. Blinds to windows and roof.

KITCHEN/DINER

4.27m x 2.82m (14 x 9'3)
Double aspect with double glazed windows. Work surfaces with with single drainer stainless steel sink unit . Base unit with matching eye level wall units. Built in pine storage units. Space and plumbing for washing machine . Space for tall fridge /freezer. Tiled floor.. Wall mounted gas fired boiler. Double glazed door to outside.

BEDROOM 1

3.96m x 3.66m (13' x 12')
Radiator. Double glazed window.

BEDROOM 2

3.48m x 3.02m (11'5 x 9'11)
Radiator. Double glazed window. Fitted wardrobe and dresser. Door to :

EN-SUITE

Fully tiled walls and tiled floor. Step in shower with glazed screen. Independent electric shower. Pedestal wash hand basin. Low level wc. Chrome heated towel rail. Extractor. Recessed ceiling spotlighting.

BEDROOM 3

3.35m x 2.29m (11' x 7'6)
Radiator. Double glazed window. Work surface with storage cupboards above.

BATHROOM

Half tiled. Coloured suite comprising panelled bath. Pedestal wash hand basin. Shaver point above. Radiator. Double glazed window.

SEPERATE WC

Matching close coupled wc. Double glazed window.

OUTSIDE

DRIVEWAY

Providing parking for 2/3 vehicles leading to :

DETACHED 32' GARAGE

Up and over door. Power and light. Personal door to garden.

FRONT GARDEN

Laid to lawn with flower borders.

SOUTH FACING REAR GARDEN

Secluded garden. Paved patio with the majority laid to lawn. Shaped borders and beds. Home produce section Greenhouse. Fruit trees.

COUNCIL TAX BAND

Tenure: Freehold

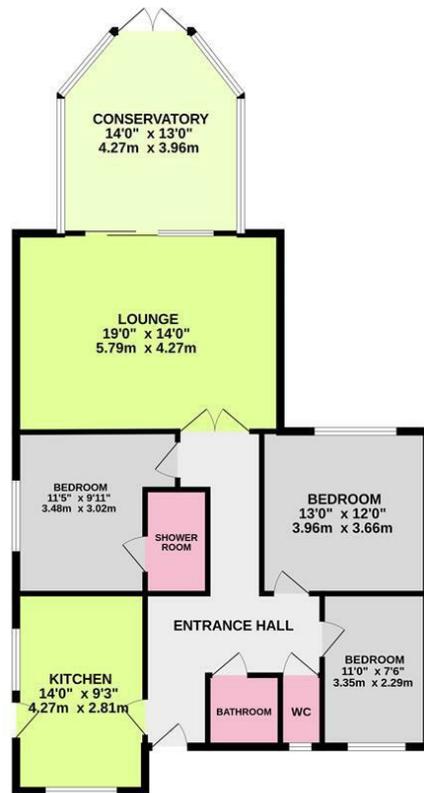
Council tax band: Band C

Version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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 confirm their condition or working order.

