



22 Windermere Crescent, Worthing, BN12 6JY

Price £375,000

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Estate and letting agents



A well presented two bedroom semi detached bungalow available chain free. Located in popular Windermere Crescent in sought after Goring. The bungalow offers spacious accommodation briefly comprising, entrance hall, lounge, conservatory, kitchen, two bedrooms and shower room/Wc. Externally there is a lawned rear garden and block paved low maintenance front garden, drive and garage.

- Semi Detached Bungalow
- Chain Free
- Spacious Conservatory
- Private Drive & Garage
- Well Presented & Maintained Garden
- Gas Central Heating
- Two Bedrooms
- Popular Goring





Double glazed front door opening to

Entrance Hall

Radiator. Concealed electric meter and consumer unit. Airing cupboard. Cloaks cupboard. Wall mounted central heating controls.

Lounge

4.40 × 3.63 (14'5" × 11'10")

Double glazed double doors with window either side opening onto conservatory. Fitted electric fire with attractive marble effects surround. Radiator.

Kitchen

3.66 × 2.61 (12'0" × 8'6")

Range of work surfaces with cupboards and drawers under. Inset single drainer sink unit. Fitted electric hob with concealed extractor above. Space for slimline dishwasher, fridge and washing machine. Built in oven and grill with cupboard above below. Range of matching wall cupboards. Parked tiled walls. Double glazed window to side and rear and double glazed door.

Conservatory

6.73 × 2.49 (22'0" × 8'2")

Tiled floor. Radiator. Double glazed windows and sliding door opening to the rear garden further double glazed door to side driveway.

Bedroom One

4.59 × 2.79 (15'0" × 9'1")

Measurements exclude wardrobes. Double glazed window. Radiator. Range of fitted wardrobes to one wall with sliding doors.

Bedroom Two

3.16 × 2.76 (10'4" × 9'0")

Double glazed window to side and double glazed window to front. Radiator.

Shower Room/Wc

2.48 max × 2.18 (8'1" max × 7'1")

Comprising walk in double shower with sliding glass door, pedestal wash hand basin and low-level flush WC. Two double glazed obscure glass windows. Towel

radiator. Tiled walls. Access hatch to loft space. Insect spotlights.

Rear Garden

Shaped lawn with stocked borders. Paved patio with the pathway leading to the garage and rear of the garden. Shingled area with stepping stone paving. Enclosed by fencing. Personal door to garage. Further enclosed lawned area to the rear of the garden with timber shed.

Front Garden / Private Driveway

Block paved front garden providing off road parking and driveway with wooden gates leading to hardstanding and garage.

Garage

With personal door to rear garden.

Required Information

Council tax band: C

Draft 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. Made with Metropix 12/2019

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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



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