



69 Adur Avenue, Worthing, BN13 3LL  
Asking Price £495,000

**bacon** and company  
Estate and letting agents





Bacon and Company are delighted to offer for sale this well presented two double bedroom detached bungalow in popular Adur Avenue, Fleetwing situated within close proximity to local amenities & travel links. Accommodation briefly comprises entrance hall, 16ft lounge, modern fitted kitchen/diner, two double bedrooms and a modern shower room/wc. Externally the property boasts a well maintained South facing rear garden, front garden, private driveway, garage and office. Viewing highly recommended.

- Detached Bungalow
- Two Double Bedrooms
- Popular Fleetwing Location
- Stunning South Garden
- Modern Fitted Kitchen
- Modern Bathroom/WC
- Private Drive & Garage
- Office
- Viewing Highly Recommended









UPVC front door opening to:

#### Entrance Hall

Wood effect flooring. Radiator. Storage cupboard housing utility meters. Levelled and coved ceiling. Inset spotlights. Access hatch to loft.

#### Lounge

5.08m x 3.66m (16'8 x 12')  
Double glazed window overlooking front garden. Further double glazed window to side. Vertical radiator. Levelled and coved ceiling. Opening to:

#### Modern Fitted Kitchen/Diner

6.05m x 2.74m (19'10 x 9')  
Excellent range of roll edge work surfaces incorporating ceramic 1 1/2 bowl sink with drainer & swan neck mixer tap. 'Bosch' five ring gas hob with glass splash back and extractor over. Integrated fridge/freezer, oven, grill, microwave, washing machine & dishwasher. Range of matching soft close cupboards, drawers and wall units. Wood effect laminate flooring. Levelled and coved ceiling. Inset spotlights. Opening to dining area with space for dining table and chairs. Radiator. Double glazed window overlooking rear garden. French doors overlooking and leading on to rear garden.

#### Bedroom One

3.94m x 3.73m (12'11 x 12'3)  
Double glazed window overlooking rear garden. Radiator. Levelled and coved ceiling.

#### Bedroom Two

3.78m x 2.74m (12'5 x 9')  
Double glazed window to front. Radiator. Levelled and coved ceiling.

#### Modern Shower Room/WC

2.44m x 1.78m (8' x 5'10)  
Walk in Shower with rainfall shower head, handheld attachment & sliding glass shower screen. Wash hand basin with mixer tap and storage below. Low level flush push button w/c. Ladder style towel rail. Part tiled walls. Double glazed obscure glass window. Levelled and coved ceiling. Inset spotlights.

#### South Facing Rear Garden

A particular feature of the home with three elevated decking areas ideal for entertaining and providing space for outdoor furniture. Patio area. Remainder laid to lawn with well maintained shrub borders. Access gate to side. Outside power point. Outside tap.

#### Front Garden

Laid to lawn. Pathway providing access to front door.

#### Private Driveway

Providing off road parking for two vehicles.

#### Garage

2.79m x 2.39m (9'2 x 7'10)  
Brick built. Up and over door. Ideal for storage.

#### Office

2.41m x 2.13m (7'11 x 7')  
Located to the rear of the garage. Benefitting from power and light. Double glazed French doors. Levelled ceiling. Inset spotlights. Wood effect laminate flooring.

#### Required Information

Council tax band: D

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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 confirm their condition or working order.



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