



39 Nelson Road, Worthing, BN12 6EG
Asking Price £415,000

bacon and company
Estate and letting agents



Bacon and Company are delighted to offer this three bedroom semi detached family house offered for sale with accommodation as follows: Spacious entrance hall, 13'1 kitchen/breakfast room, 20'5 Lounge/Diner, landing, three good sized bedrooms, family bathroom and a separate WC. Externally there is a SOUTHERLY aspect rear garden and a private drive to garage.

- Three Bedrooms
- Semi-Detached House
- Off Road Parking
- Private Garage
- Lounge/Diner
- Private South Facing Garden
- Double Glazed Throughout
- Viewing Highly Recommended





Entrance

Front door to:

Entrance Hall

Double glazed window, double radiator, staircase to first floor with understairs storage cupboard housing meters.

Lounge/Diner

6.22 x 4.27 narr to 3.05 (20'5" x 14'0" narr to 10'0") L shaped room with feature brick fireplace with coal effect gas fire, textured ceiling, double glazed windows with door between to and overlooking the rear garden, additional double glazed window, radiator.

Kitchen

3.99 x 2.54 (13'1" x 8'4")
Excellent range of worktop surfaces with cupboards and drawers under incorporating a single drainer sink unit, textured ceiling, double glazed windows, space used for dishwasher,



extractor above and fridge freezer, range of matching wall cupboards and part tiled walls, double radiator, double glazed window to front.

First Floor Landing

Access to loft space, deep airing cupboard.

Bedroom 1

4.45 x 2.79 to w0.00 robes (14'7" x 9'2" to w'0" robes)
Double glazed window to rear, radiator, double radiator.

Bedroom 2

3.78 x 2.57 (12'5" x 8'5")
Radiator, double glazed window to rear.

Bedroom 3

3.48 x 2.34 (11'5" x 7'8")
Radiator, double glazed window to front.

Bathroom

Suite comprising panelled bath with independent



Separate WC

Low level flush WC. Double glazed window.

Rear garden

The rear garden is of popular SOUTHERLY aspect and mainly laid to lawn with borders and access to garage and driveway.
Paved areas.

Garage and Driveway

5.13 x 2.57 (16'10" x 8'5")
Detached garage with up and over door, power and light approached via private driveway with gates midway.

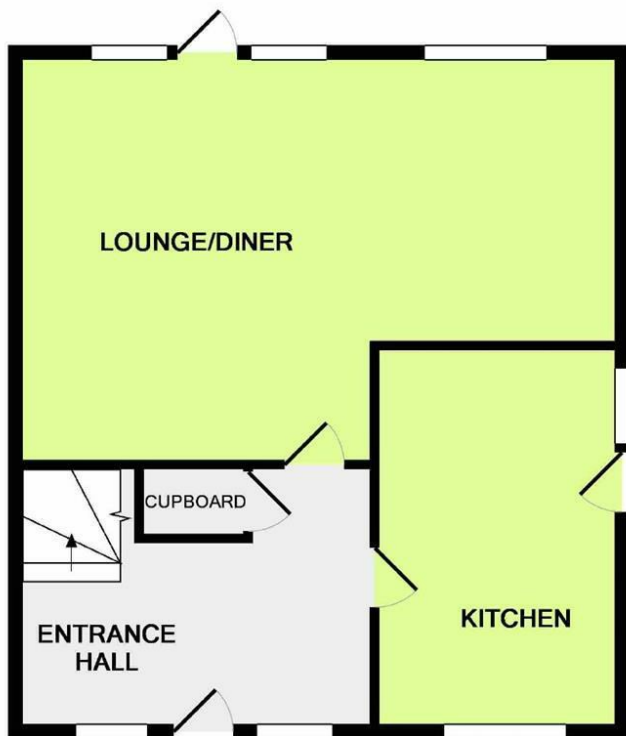
Front garden

Mainly laid to lawn

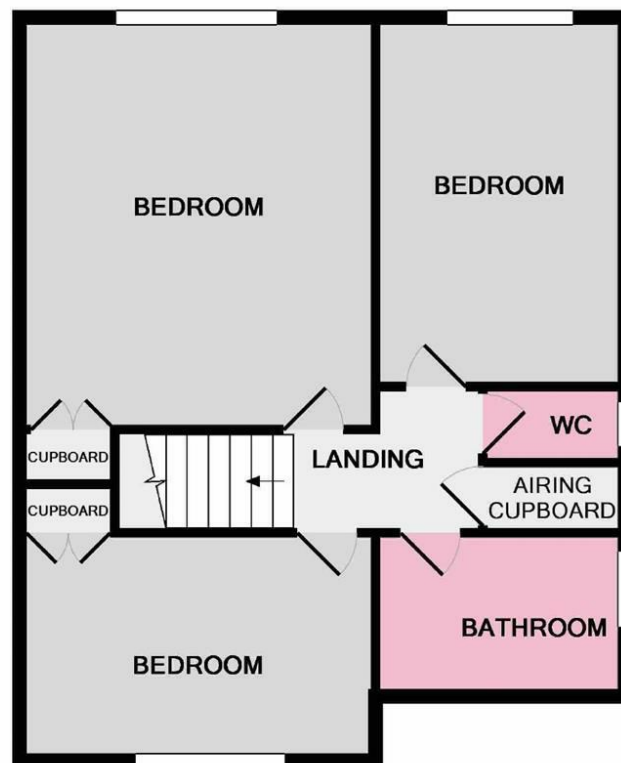
Version

This is version 1 of the particulars





GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	65	
(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.



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