



8 Batemans Close, Worthing, BN13 3SA
Asking Price £400,000

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Situated in the popular residential location of Batemans Close, this well presented three bedroom detached house offers spacious accommodation. The ground floor comprises two reception rooms providing living and dining space, a modern fitted kitchen, downstairs WC. Upstairs the accommodation continues with three well proportioned bedrooms with bedroom one benefiting from an en-suite shower room. A modern bathroom serves the remaining bedrooms. Externally the house features a west aspect garden, off road parking and garage.

- Detached House
- Three Bedrooms
- Garage
- Off Road Parking
- Two Reception Rooms
- West Aspect Garden
- Downstairs WC
- En-suite





Hallway

UPVC front door leading to hallway. Hard wood effect flooring. Door leading to;

Downstairs WC

Tiled flooring. Low level WC. Mixer tap wash hand basin with cabinet storage below. Concealed pendant light. Leaded light window. Radiator.

Living Room

4.54 x 3.50 (14'10" x 11'5")

Spacious living room to the front of the property. Hard wood effect flooring. Vertical wall mounted radiator. Levelled ceiling with spotlights. Opening to;

Dining Room

2.82 x 2.97 (9'3" x 9'8")

Space for large dining table. Hard wood effect flooring. Sliding door to garden.

Kitchen

2.85 x 4.23 (9'4" x 13'10")

Range of wall and base units with contacting worktop. Four ring gas hob with extractor above. Island providing additional worktop and storage space. Access to under stairs cupboard. Integrated over & grill. 1.5 bowl sink and drainer.



Space for under counter washing machine and dishwasher. Boiler enclosed in kitchen cabinet. Space for American style fridge freezer. Patio door leading to garden.

Stairs to first floor landing

Carpeted stairway. Wooden balustrades. Leaded light window. Pendant light.

Bedroom One

2.90 x 4.04 (9'6" x 13'3")

Double bedroom with ample fitted storage. Additional mirrored sliding door wardrobe. Carpet. Pendant light. Double leaded light windows. Radiator

En-suite

Step in shower with electric wall mounted riser rail shower. low level WC. Wash hand basin with storage below and LED vanity mirror above. Tiled floor. Heated towel rail. Concealed light. Extractor fan. Shaver point.

Bathroom

2.03 x 1.73 (6'7" x 5'8")

Fully tiled modern white bath suite. Low level WC. Full length bath with mixer tap shower attachment. Leaded light window. Heated towel rail. Concealed light. Pedestal wash hand basin with LED vanity mirror above.



Bedroom Two

2.62 x 2.81 (8'7" x 9'2")

Double bedroom. Carpet. Radiator. Pendant light. Leaded light windows.

Bedroom Three

3.32 x 1.76 (10'10" x 5'9")

Carpet. Radiator. Pendant light. Leaded light window.

External;

Gate providing access to rear garden. External power sockets.

Garden

West aspect garden. Patio area providing space for outside furniture with steps leading to the remaining lawned section of the garden.

Parking

Block paved driveway proving off road parking for multiple cars.

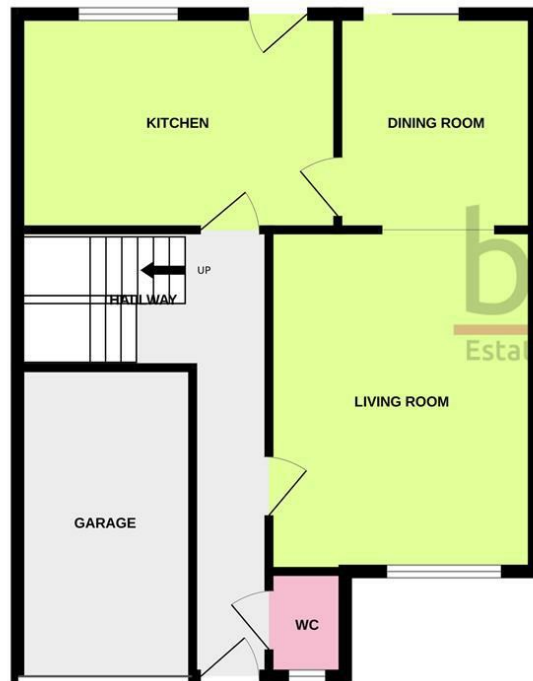
Garage

4.36 x 2.37 (14'3" x 7'9")

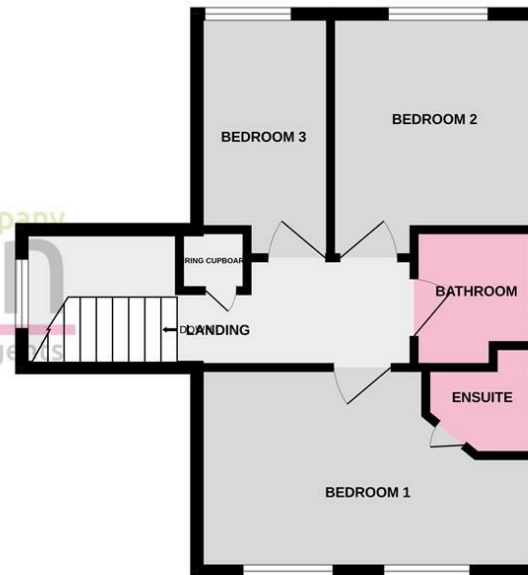
Access via an up & over door.



GROUND FLOOR



1ST 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		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(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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