



5 Taw Close, Worthing, BN13 3PQ  
Price Guide £400,000





A three bedroom detached house located in the popular catchment of Durrington. The accommodation briefly comprises of an entrance porch, 21ft lounge/dining room with bifold doors opening to the rear garden, kitchen, first floor landing, three bedrooms and family bathroom/Wc. Externally the property benefits from having a large lawned rear garden, landscaped front garden, private driveway and garage with electric door.

- Detached House
- Three Bedrooms
- Bifold Doors To Garden
- Garage with Electric Dr
- Landscaped Front Garden
- Private Driveway
- Spacious Lounge/Dining Rm
- Gas Central Heating









Double glazed front door to

### Entrance Porch

Security alarm panel. Fitted brushed floor matt. Door to

### Lounge/Dining Room

6.65 x 3.47 (21'9" x 11'4")

LVT flooring. Double glazed window to front and bifold doors opening to the rear garden. Inset spotlights. Understairs cupboard. Vertical radiator. Staircase rising to the first floor.

### Kitchen

3.02 x 2.11 (9'10" x 6'11")

Range of work surfaces with cupboards and drawers fitted under. Inset one and half sink drainer unit. Space for washing machine and dishwasher. Fitted wall cupboards. Fitted gas hob with oven under and extractor above. Space for fridge/freezer. Double glazed window over looking the rear garden. Inset spotlights.

### First Floor Landing

Double glazed window. Airing cupboard. Access to loft space.

### Bedroom One

2.75 x 4.46 (9'0" x 14'7")

Double glazed window. Radiator. Fitted wardrobes to one wall with central drawers.

### Bedroom Two

2.35 x 2.74 (7'8" x 8'11")

Double glazed window. Radiator.

### Bedroom Three

2.51 x 3.07 (8'2" x 10'0")

Double glazed window. Radiator.

### Bathroom/Wc

Suite comprising panelled bath with shower over, pedestal wash hand basin and low level flush. Radiator. Tiled floor. Part tiled walls. Double glazed window.

### Front Garden

Beautifully landscaped with decorative stones and heather and olive tree planted border.

### Rear Garden

A true feature of this home with lawn and patio. Timber shed. Enclosed by fencing.

### Private Driveway

A modern resin driveway providing off road parking and leading to the garage.

### Garage

With electric door.

### Required Information

Council tax band: D

Draft version: 1

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



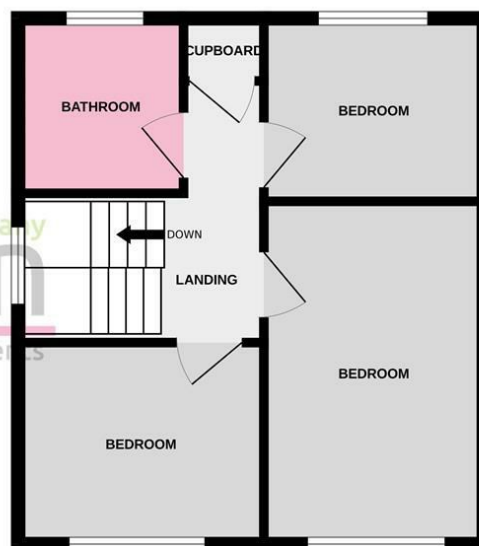




GROUND FLOOR



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) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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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