



17 Welland Road, Worthing, BN13 3LN

Price £410,000

and company  
**bacon**  
Estate and letting agents



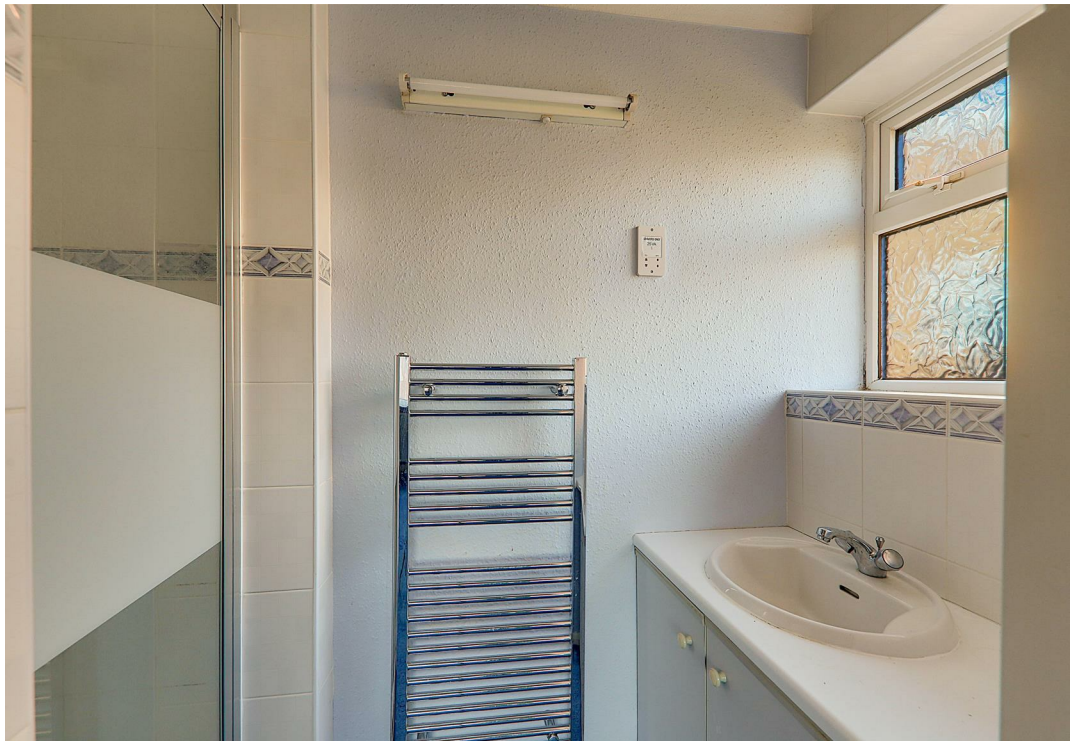


Popular extended detached family house offering three bedrooms, ensuite shower, drive and garage. Conveniently located near local shops and transport links.

The accommodation briefly comprises spacious entrance hall, cloakroom/Wc, kitchen, extended lounge, and dining room. To the first floor there are three bedrooms, with the main bed benefitting from ensuite shower and family bathroom/Wc. Externally there is a West aspect rear garden, driveway and garage. Benefits include gas central heating with Worcester combination boiler. Available chain free.

- Extended Detached House
- Three Bedrooms
- Ensuite Shower
- Cloakroom/Wc
- Chain Free
- Garage
- Dining Room
- Spacious Lounge









Double glazed front door with window to side opening to

#### Entrance Hall

Radiator. Cloaks double cupboard and further single cupboard.

#### Cloakroom/Wc

Low-level flush WC. Wall mounted wash hand basin. Radiator. Double glazed window.

#### Dining Room

3.24 x 3.01 (10'7" x 9'10")

Double glazed window to front. Radiator. Double doors opening to extended lounge.

#### Extended Lounge

7.70 x 4.21 (25'3" x 13'9")

Two feature double glazed windows to side. Four radiators. Double doors to dining room. Fireplace with wooden surround. Open staircase rising to first floor. Sliding doors to the rear garden.

#### Kitchen

4.20 x 2.71 (13'9" x 8'10")

Range of work surfaces with cupboards and drawers fitted under. Radiator. Included Bosch dishwasher and washing machine. Built in Oven and grill. Double glazed window and double glazed door and window to side. Range of matching wall cupboards. Wall mounted boiler. Tiled floor.

#### First Floor Flooring

Access hatch to loft space. Airing cupboard with slatted shelves and radiator. Double glazed window to side.

#### Bedroom One

3.74 x 3.38 (12'3" x 11'1")

Double glazed window. radiator. Range fitted wardrobes to one wall with central dressing table and cut the above. Opening to ensuite.

#### Ensuite

Step in shower cubicle and vanity surface with inset wash basin and cupboards under. Wall mounted towel radiator. Double glazed window.

#### Bedroom Two

3.64 x 3.09 (11'11" x 10'1")

Double glazed window to rear. Radiator.

#### Bedroom Three

4.09 x 2.65 (13'5" x 8'8")

Double glazed window to front. Radiator.

#### Bathroom/Wc

1.75x2.20 (5'8"x7'2")

Suite comprising panelled bath with shower attachment, pedestal wash hand basin and low level flush WC. Wall mounted towel radiator. Double glazed window. Tiled walls.

#### Rear Garden

Of popular westerly aspect and mainly laid to lawn with a variety or shrub borders. Gate giving access to side driveway.

#### Front Garden

Laid to lawn with pathway to the front door.

#### Driveway

Giving access to:

#### Garage

With up and over door.

#### Required Information

Council tax band: E

Draft version: 1

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









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 ©2025

and company  
**bacon**  
Estate and letting agents

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>		77
(55-68) <b>D</b>	65	
(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.



baconandco.co.uk

72 Goring Road, Goring-by-sea, Worthing, West Sussex, BN12 4AB

01903 520002

goring@baconandco.co.uk