



37 Chilgrove Close, Worthing, BN12 6NG
Guide Price £325,000

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A very well presented three bedroom semi detached house forming part of a cul-de-sac within the catchment area of Goring. The accommodation consists of an enclosed entrance porch, reception hall, open plan lounge/dining room, kitchen, first floor landing, three bedrooms, bathroom/w.c, loft, garage in compound, front and rear gardens.

- Semi Detached House
- Three Bedrooms
- Goring Catchment
- Cul-De-Sac Position
- Presented To High Standard
- Fitted Kitchen & Bathroom
- Garage In Compound
- No Onward Chain





Enclosed Entrance Porch

Accessed via a part obscure glass double glazed front door. Matching obscure glass double glazed windows. Inner glazed wooden door to the entrance hall.

Entrance Hall

Radiator. Wood effect LVT flooring. Staircase to first floor landing. Door to lounge/dining room.

Open Plan Lounge/Dining Room

Lounge Area

4.32m x 3.51m (14'2 x 11'6)

West aspect via double glazed windows. Chimney breast with display mantle. Understairs storage cupboard. Wood effect LVT flooring. Coved and textured ceiling. Opening to dining area.

Dining Area

2.97m x 2.24m (9'9 x 7'4)

East aspect via double glazed sliding doors to the rear garden. Radiator in decorative casing. Wood effect LVT flooring. Coved and textured ceiling.

Kitchen

2.44m x 2.39m (8'0 x 7'10)

Fitted suite comprising of a single drainer sink unit with mixer taps



and having storage cupboard and integrated washing machine below. Area of work surfaces offering additional cupboards and drawers below. Matching shelved wall units. Four ring induction hob with extractor hood over and fitted oven and grill below. Integrated fridge/freezer. Wood effect LVT flooring. Levelled ceiling. East aspect double glazed window.

First Floor Landing

2.51m x 1.83m (8'3 x 6'0)

Overstairs storage cupboard housing the homes wall mounted boiler. Access to loft space. Doors to all first floor rooms.

Bedroom One

3.43m x 2.59m (11'3 x 8'6)

East aspect via double glazed windows. Built in double wardrobe. Radiator. Coved and textured ceiling.

Bedroom Two

2.97m x 2.59m (9'9 x 8'6)

West aspect via double glazed windows. Built in single wardrobe. Radiator. Coved and textured ceiling.

Bedroom Three

1.93m x 1.83m (6'4 x 6'0)

West aspect double glazed window. Radiator. Coved and textured ceiling.



Bathroom/W.C

1.68m x 1.80m (5'6 x 5'11)

Fitted suite comprising of a panelled bath with mixer taps and having shower unit and shower screen over. Pedestal wash hand basin with mixer taps. Push button w.c. Radiator. Levelled ceiling. Obscure glass double glazed window.

OUTSIDE

Front Garden

Laid to lawn with a pathway to the homes front door and side path and with gate to the rear garden.

Rear Garden

East aspect with the first area of garden being paved to the rear and full width of the property and offering ample space for garden table and chairs. The second area of garden is laid to lawn and leads to the third section of garden laid to raised wood decking, again to the width of the garden and offering further space for garden table, chairs and entertaining.

Garage In Compound

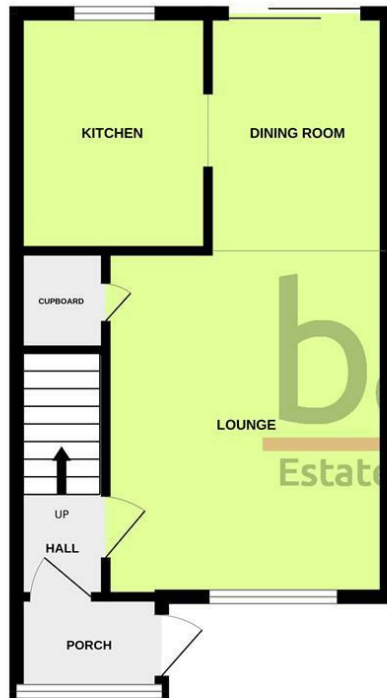
Accessed via Newtimber Avenue. Up and over door.

Council Tax

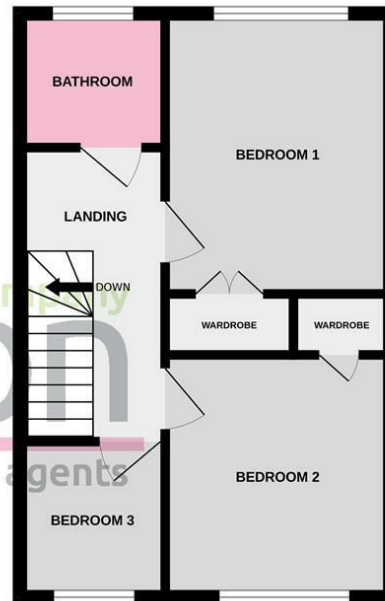
Council Tax Band C



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		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(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



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