



60 Reigate Road, Worthing, BN11 5NE  
Asking Price £585,000

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We are delighted to bring to the market this immaculately presented three bedroom semi-detached house. Internally the accommodation briefly comprises; Open plan Kitchen/Living room, separate lounge with contemporary log burner, downstairs WC. Upstairs you have two sizable double bedrooms with a further bedroom currently used as an office. A contemporary family bathroom. Externally you have the benefits of ample off street parking with Electric charging point. The rear garden is a true feature of this property and is a fantastic additional space. Viewing highly recommended to appreciate the overall condition of this property.

- Immaculately Presented Throughout
- Three Bedrooms
- Open Plan Living Room
- Secluded Rear Garden
- Modern Full Fitted Kitchen
- Off Road Parking
- Downstairs Cloakroom
- Viewing Highly Recommended





### Entrance Hall

Floorboards throughout. Radiator. Obscured double glazed window. Access to under-stair cupboard.

### Kitchen/Living Room

6.7 x 5.3 (21'11" x 17'4")

Tiled flooring throughout. A contemporary fitted kitchen briefly comprising; Silestone Worktops. A range of fitted wall and base units including drawers and pull-out larder cupboard. Inset sink with drainer. Instant boiling water tap. Glass splashback surround. Integrated appliances to including, 'Neff' induction hob. 'Neff' double oven with further 'Neff' Microwave. Inset extractor fan with light. Obscured double glazed window. Inset spotlighting. Two velux windows. Bespoke built in double cupboards for further storage. Two radiators. Contemporary Bi-Fold doors leading to rear garden.



### Lounge

5.1 x 3.7 (16'8" x 12'1")

Carpeted throughout. Feature log burner with hearth surround. Double glazed bay window. Inset bespoke storage cupboards. Radiator.

### Stairs leading to;

### First Floor Landing

Carpeted throughout. Obscure double glazed window. Access to loft via pull down ladder.

### Bedroom One

5.1 x 3.4 (16'8" x 11'1")

Carpeted throughout. Two double built in wardrobes. Feature double glazed bay window. Radiator.

### Bedroom Two

3.8 x 2.8 (12'5" x 9'2")

Carpeted throughout. Radiator. Double glazed window. Two built in wardrobes.



### Bedroom Three

2.7 x 2.4 (8'10" x 7'10")

Carpeted throughout. Double glazed window. Radiator.

### Bathroom

Tiled flooring throughout. Fully tiled walls. Vanity sink unit with strange cupboards and drawer. Low level W/C. Panelled bath with shower attachment above. Three obscured double glazed windows. Inset spotlighting. Underfloor heating.

### Outside:

#### Front

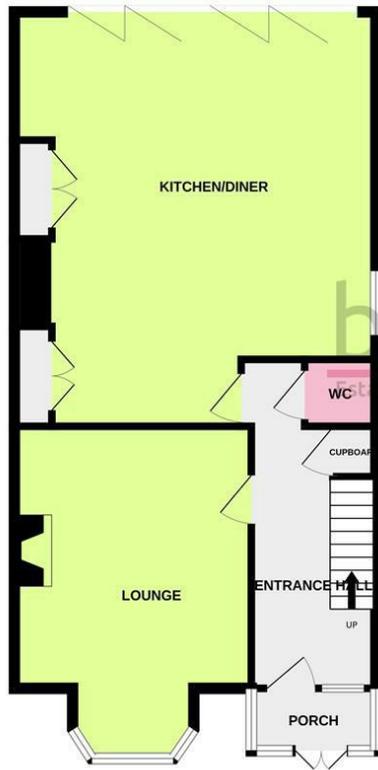
To the front of the property you have the benefits of a sizable driveway with parking for multiple cars. Wall mounted electric car charger.

#### Rear

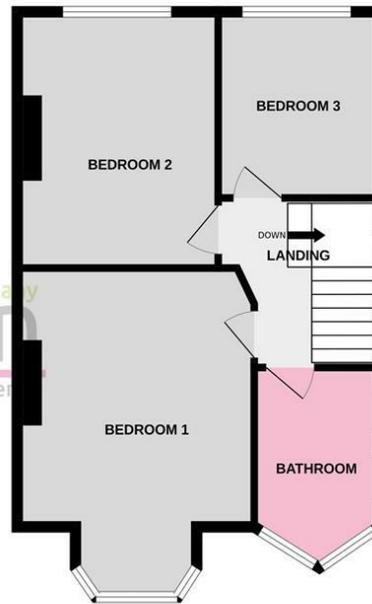
The perfect low maintenance garden. This beautifully secluded rear garden offers a fantastic area to relax in the summer months. A large patio area perfect for seating. A range of mature shrub and tree borders. Further seating area with sizeable garden shed.



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		68	78
(39-54) E			
(21-38) F			
(1-20) G			
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.

