



61a Sea Lane Gardens, Worthing, BN12 5ED  
Guide Price £795,000





Bacon & Company are delighted to offer for sale this brand new detached residence forming part of a cul-de-sac within the highly sought after catchment area of Ferring. The property is just a short distance walk from Worthing seafront & promenade as well as Goring Gap.

The accommodation consists of a covered porch, reception hall, feature open plan living room and kitchen, ground floor bedroom and wet room, first floor landing, two first floor bedrooms and first floor wet room. Externally the property has two private and secluded garden areas and a private driveway.

**\*\*Air Heat Source Pump\*\*Solar Panels\*\*Engineered Oak Flooring\*\*Solid Wood Doors\*\*Air Purifying System installed\*\*Already Live Broadband Connection\*\*Underfloor Heating\*\*Electric Velux Windows\*\*EV Charger\*\***

- Brand New Detached Residence
- Three Double Bedrooms
- Feature Open Plan Living
- Two Wet Rooms
- New Colliers Fitted Kitchen
- Two Secluded Garden Areas
- Highly Sought After Location
- No Onward Chain







### Covered Porch

Glazed canopy porch with private composite front door to the reception hall.

### Reception Hall

2.03m x 1.75m (6'8 x 5'9)

South aspect double glazed window. Engineered oak flooring with underfloor heating. Levelled ceiling with spotlights. Staircase to first floor landing with glazed balustrade. Opening to lounge.

### Open Plan Living Area

10.01m x 3.91m (32'10 x 12'10)

### Lounge Area

Triple aspect via South facing double glazed windows and four North & South facing electric velux windows. Engineered oak flooring with underfloor heating. Dimmer switches. Heating thermostat. Vaulted ceiling spotlights. South/East facing double glazed bi-folding doors to the front garden.

### Kitchen Area

A brand new 'Colliers' fitted kitchen comprising of a one and a half bowl single drainer sink unit having mixer taps with boiling tap and storage cupboards below. Areas of Silestone work surfaces offering additional cupboards and drawers below. Matching shelved wall units. Fitted 'Neff' microwave, oven and grill. Integrated dishwasher. Matching island with a Neff V58NBS1L0 80cm black induction venting hob and fitted breakfast bar. Concealed washing machine and tumble dryer. Integrated fridge and freezer. Cupboard housing the home's Air Source heat pump cylinder unit. Engineered oak flooring with underfloor heating. Levelled ceiling with spotlights. North aspect double glazed window and French doors to the rear garden.

### Ground Floor Bedroom Three

4.04m x 3.61m (13'3 x 11'10)

Dual aspect via South and West aspect double glazed windows. Built in storage cupboard. Heating thermostat. Engineered oak flooring with underfloor heating. Levelled ceiling.

### Ground Floor Wet Room

2.18m x 1.75m (7'2 x 5'9)

Brand new suite comprising of a walk in shower unit with tiled surround, mixer taps, shower head and shower attachment. Wall mounted wash hand basin with mixer taps and drawers below. Concealed push button w.c. Ladder design radiator. Wall mounted sensor light mirror. Electric shaver and charging point. Tiled flooring with underfloor heating. Levelled ceiling with spotlights. Extractor fan. Obscure glass double glazed window.

### First Floor Landing

1.96m x 0.84m (6'5 x 2'9)

South/East aspect electric velux window. Air Purifying vent. Heating thermostat. Levelled ceiling.

### Bedroom One

6.27m x 2.95m (20'7 x 9'8)

South/East aspect double glazed windows offering views across to the fields beyond. Frosted South aspect double glazed windows. Built in wardrobe. Radiator. Levelled ceiling with spotlights.

### Bedroom Two

3.78m x 3.68m (12'5 x 12'1)

North/West aspect double glazed windows. Fitted bedroom wardrobes. Radiator. Levelled ceiling with spotlights.

### First Floor Wet Room

2.54m x 2.34m (8'4 x 7'8)

Brand new suite comprising of a tiled panelled bath with mixer taps and shower attachment. Walk in shower area with tiled surround, overhead shower unit, separate shower attachment and mixer taps. Wall mounted wash hand basin with mixer taps and drawers below. Concealed push button w.c. Fitted wall mounted sensor light mirror. Electric shaver and charging point. Tiled flooring. Extractor fan. Levelled ceiling with spotlights. Obscure glass double glazed window.

### OUTSIDE

#### Front Garden

South/West aspect, enclosed and secluded. This garden is divided into two main areas, the first being laid to Porcelain paving with raised timber flower and shrub borders. The second area is a laid to composite decking and also accessed directly from the lounge. Ample space for garden table and chairs. Outside wall lights. Gate to private driveway. Side access to rear garden.

#### Rear Garden

Laid to Porcelain paving with a raised timber flower and shrub bed. Outside wall lights. EV Charger. Gate providing side access to the front of the property.

#### Private Driveway

Resin bond private driveway providing off street parking. Outside wall lights. Outside water tap. Gates to front and rear gardens.

#### Council Tax

Council Tax Band - tbc

Local Authority - Arun

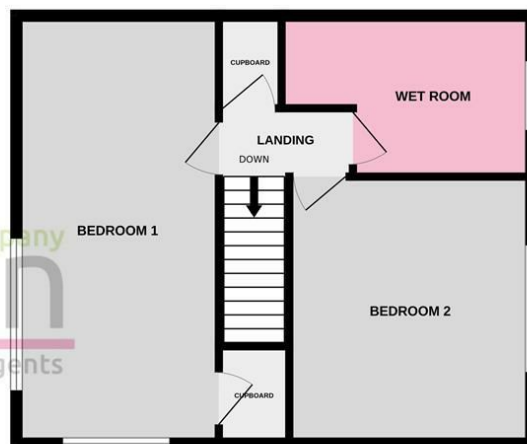




GROUND FLOOR



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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</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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