



14 Cuckfield Crescent, Worthing, BN13 2ED
Offers Over £425,000

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We are pleased to present this beautifully maintained three-bedroom semi-detached bungalow to the market. Internally, the property offers spacious accommodation, including three well-proportioned bedrooms, a modern bathroom, and an extended lounge/diner. The contemporary kitchen is conveniently adjacent, making this space perfect for both daily living and entertaining. To the rear, a delightful conservatory provides an excellent additional reception area, perfect for relaxing or family gatherings. Externally, the property benefits from a private driveway offering ample parking for multiple vehicles. The sizable west-facing rear garden is an added bonus, providing a fantastic outdoor space to enjoy throughout the year. We highly recommend a viewing to fully appreciate the size, condition, and potential of this wonderful home.

- Beautifully Presented
- Three Bedrooms
- West Facing Rear Garden
- Private Driveway
- Conservatory
- Modern Kitchen
- Double Glazed Throughout
- Viewing Highly Recommended





Entrance Hall

Floorboards throughout. Radiator. Door providing access to storage Cupboard. Hatch providing access to part boarded loft via pull down ladder where the combination boiler is located.

Living room/Dining Room

6.4 x 3 (20'11" x 9'10")

Carpeted throughout. Wall mounted floor to ceiling contemporary radiator. TV and Telephone point. Feature Bay window.

Kitchen

3.7 x 2.3 (12'1" x 7'6")

A beautifully presented modern kitchen briefly comprising; a range of fitted wall and base units. Composite rolle edge work surfaces. Inset stainless steel sink with drainer. Integrated tumble dryer and washing machine. Integrated four ring electric hob with extractor fan above. Integrated oven with microwave above. Part tiled walls. Double glazed window with further obscured double window.



Conservatory

4.2 x 3.4 (13'9" x 11'1")

Beautifully presented addition to the main property. Radiator. Reflective roof. Wood effect flooring throughout.

Bedroom One

4 x 3 (13'1" x 9'10")

Floorboards throughout. Radiator. Double glazed window.

Bedroom Two

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

Floorboards throughout. Two double glazed windows.

Bedroom Three

2.7 x 2.3 (8'10" x 7'6")

Floorboards throughout.

Bathroom

A modern bathroom suite briefly comprising; fully tiled walls. Tiled affect flooring. Curved panelled bath with



shower attachment above. Glass screen protect. Wash hand basin with matching low level W/c. Wall mounted heated towel rail. Frosted double glazed window. Inset spotlighting.

Outside:

Rear Garden

Mainly laid to artificial grass for your ideal low maintenance west facing garden. Large patio area perfect for seating. A range of mature shrub and tree borders. Gate providing access to side and front of property.

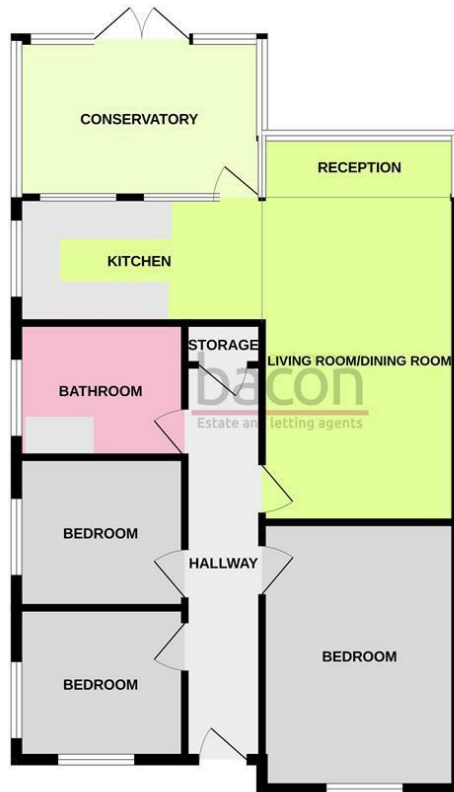
Front Garden

Front

Private driveway for multiple cars. Mature tree and shrub borders.



GROUND 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		88
(69-80) C	72	
(55-68) D		
(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 confirm their condition or working order.



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