



4 Iris Close, Worthing, BN13 3WU  
Guide Price £325,000

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Estate and letting agents



Bacon & Company are delighted to offer for sale this 'Cranford' Taylor Wimpey design two bedroom semi detached house built new in 2019 and situated at Castle Park, Durrington. The property is presented to a high standard throughout with the accommodation consisting of a reception hall, open plan lounge/dining room, kitchen, ground floor cloakroom, first floor landing, bedroom one with en-suite shower room, second double bedroom, family bathroom/w.c, loft, two allocated parking spaces, front and rear garden.

- Two Bedroom Semi Det Home
- New In 2019
- Cul-De-Sac Location
- Castle Park Catchment
- Immaculate Condition
- South Aspect Garden
- Two Allocated Parking Spaces
- No Onward Chain





### Reception Hall

3.05m x 1.09m (10'0 x 3'7)

Accessed via a composite front door. Radiator. Wood effect LVT flooring. Levelled ceiling. Staircase to first floor landing. Doors to all ground floor rooms.

### Lounge/Dining Room

4.72m x 3.99m (15'6 x 13'1)

South aspect via double glazed windows and French doors to the rear garden. Radiator. Built in storage cupboard. Wood effect LVT flooring. Space for dining table and chairs. Central heating thermostat. Levelled ceiling with two ceiling light points.

### Kitchen

3.00m x 1.85m (9'10 x 6'1)

Fitted suite comprising of a single drainer sink unit with mixer taps and having storage cupboard and integrated dishwasher below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Four ring hob with extractor hood over and fitted oven and grill below. Integrated fridge and freezer. Space for washing machine. Wall mounted cupboard housing the homes central heating boiler. Wood effect LVT flooring. Levelled ceiling with spotlights. North aspect double glazed window.



### Ground Floor Cloakroom

1.45m x 0.89m (4'9 x 2'11)

Push button w.c Pedestal wash hand basin with mixer taps and tiled splashback. Radiator. Wood effect LVT flooring. Levelled ceiling. Extractor fan. Obscure glass double glazed window.

### First Floor Landing

2.03m x 2.03m (6'8 x 6'8)

Radiator. Levelled ceiling with access to loft space. Doors to all first floor rooms.

### Bedroom One

3.15m x 3.00m (10'4 x 9'10)

South aspect via double glazed windows. Radiator. Central heating thermostat. Levelled ceiling.

### En-Suite Shower Room

3.15m x 0.89m (10'4 x 2'11)

Fitted suite comprising of a step in shower cubicle with shower unit, tiled surround and glazed shower screen. Pedestal wash hand basin with mixer taps. Push button w.c. Part tiled walls. Tile effect LVT flooring. Levelled ceiling with extractor fan.

### Bedroom Two

3.99m x 2.44m (13'1 x 8'0)

North aspect via two double glazed windows. Built in storage cupboard. Radiator. Levelled ceiling.



### Bathroom/W.C

2.01m x 1.91m (6'7 x 6'3)

Fitted suite comprising of a panelled bath with mixer taps and having shower attachment and shower screen over. Pedestal wash hand basin with mixer taps. Push button w.c. Radiator. Part tiled walls. Tile effect LVT flooring. Extractor fan. Levelled ceiling with spotlights.

### OUTSIDE

#### Front Garden

Decorative slate areas to the front of the property.

#### Rear Garden

South facing, L 'shaped and a further feature of this home. The majority of area is laid to lawn and fence panel enclosed. Paved patio to rear of home. Side gate to parking spaces. Wooden storage shed.

#### Allocated Parking

Two allocated parking spaces come with this home (numbered plot 460) and are to the side of this home. There are also three visitor parking spaces within the cul-de-sac.

#### Council Tax

Council Tax Band C

NB; Please note there is also a annual estate charge of circa £350 per annum.

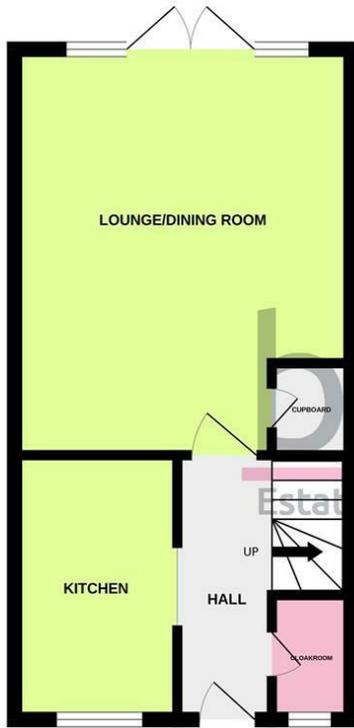


LOGAN

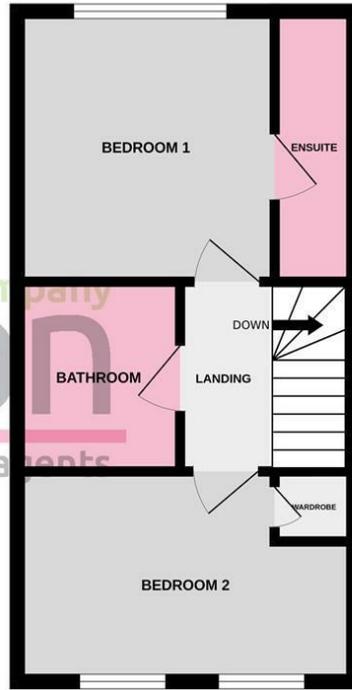
LOGAN  
+  
EVIE'S  
BEDROOM



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>97</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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



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