



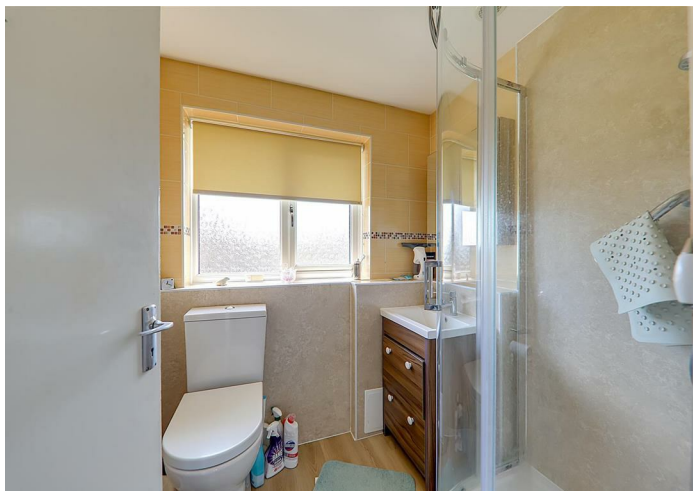
3 The Pallant, Worthing, BN12 6BD
Offers Over £325,000

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Bacon and Co are delighted to offer this Three Bedroom Semi Detached House situated in the popular location of Goring with good access to amenities, schools and transport links. The property has a through Living/Dining Room, fitted kitchen, bathroom/w.c, Garage and a South Facing Rear Garden. Viewing is recommended.

- Semi-Detached House
- Three Bedrooms
- Garage
- Double Glazed Throughout
- Cul-de-sac Location
- Gardens Front and Back
- Gas Fired Central Heating
- Viewing Highly Recommended



Double glazed front door, obscured double glazed side window and door to;

Entrance Hall

Radiator and glass doors to;

Living Room

4.3 x 3.9 (14'1" x 12'9")

Double glazed window, radiator, tv point, wall mounted thermostat control for central heating, understairs cupboard with storage and gas and electric meters

Dining Room

2.5 x 2.5 (8'2" x 8'2")

With access to kitchen and double glazed sliding doors onto the rear garden

Kitchen

2.5 x 2.5 (8'2" x 8'2")

Measurements include the built in units and comprising of One and a half bowl single drainer sink unit, units under and over the work top surfaces, double glazed window, plumbing and space for washing machine, built in oven, hob and extractor unit

First Floor Landing

Access to loft space and airing cupboard



Bedroom One

3.4 x 3.1 (11'1" x 10'2")

Measurements are to include the built in wardrobe with mirror sliding door, radiator, double glazed window

Bedroom Two

3.5 x 2.5 (11'5" x 8'2")

Radiator and double glazed window

Bedroom Three

2.4 x 1.9 (7'10" x 6'2")

Measurement not to include built in cupboard, double glazed window and radiator

Bathroom

Panelled bath with wall mounted shower and screen, low level w.c, wash hand basin with cupboard below, obscured double glazed window, tiled walls, heated towel rail

Outside

Front Garden

Laid to lawn, flower and shrub borders, pathway to side gate and access to the rear garden



South Facing Rear Garden

Lid to lawn, patio area, flower and shrub borders, water tap enclosed by fencing to either side and to the rear, personal door to

Garage

5 x 2.5 (16'4" x 8'2")

Up and over door and is accessed from a service road from Boxgrove

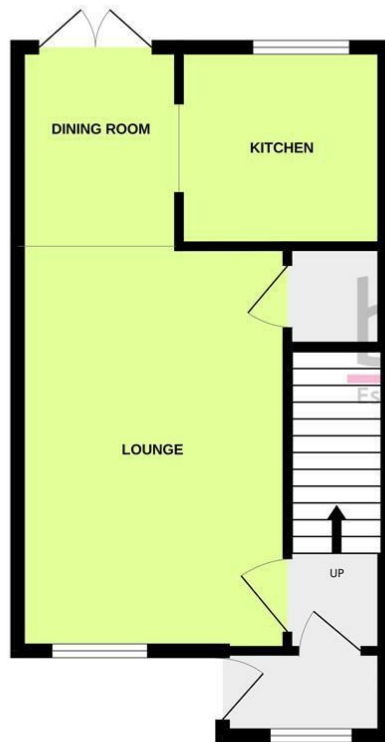
Required Information

Council tax band: C

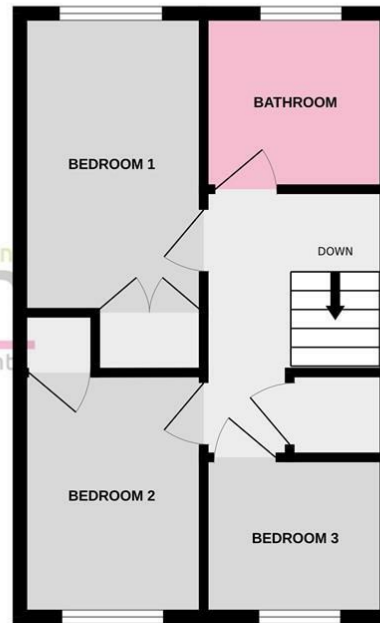
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Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

84

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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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