



4 Colne Close, Worthing, BN13 3LP
Offers In The Region Of £450,000

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Three bedroom link detached house. This property offers a spacious dual aspect lounge/dining room, modern fitted kitchen, downstairs cloakroom, converted garage providing a ground floor study and additional storage space, three bedrooms on the first floor with a modern bath shower room. Externally the property has a well maintained west aspect rear garden and off road parking.

- Detached House
- Three Bedrooms
- Downstairs WC
- Downstairs Study/Store Room
- Private Driveway
- West Facing Rear Garden
- Well Presented Throughout
- Popular Fleetwing Location





Front Door to;

Entrance Porch

Hard flooring. Obscure glazed window. Spotlights. Heated towel rail.

Entrance Hall

Door into internal hallway. Radiator. Access to under stairs cupboard. Stairs leading to first floor.

Study/Store Room

Converted garage currently used as an at home gym. Split space with a store room accessed via up & over garage door to the front of the property. Hard flooring. Spotlights. Door to rear lean to. Radiator.

Lean to

Providing additional storage space and power.

Living/Dining Room

Hard flooring. Double glazed Eastly aspect window. Bi-fold patio doors from the dining space leading to the garden. Spotlights.



Downstairs WC

Close coupled wc. Wash hand basin with storage below and tiled splashback. Obscure double glazed window.

Kitchen

Shaker style kitchen with a range of wall and base cabinets. Worktop incorporating 1.5 bowel sink and drainer. Integrated washing machine, slimline dishwasher. Double oven. Electric hob with extractor fan above. Space for freestanding fridge freezer.

Stairs To First Floor Landing

Carpet. Double glazed window. Access to loft hatch. Airing cupboard housing combination boiler.

Bedroom One

Double bedroom overlooking the rear garden. Carpet. Pendant light. Mirror fronted double wardrobe. Double glazed window. Radiator.

Bedroom Two

Double bedroom. Carpet. Pendant light. Radiator. Double glazed window.



Bedroom Three

Carpet. Pendant light. Radiator. Double glazed window.

Bathroom

Modern fitted bathroom. Bath with mixer tap. Walk in shower with niche. Rainfall and hand held shower head. Wash hand basin with mixer tap, storage drawers below. Close coupled Wc. Mirror fronted medicine cabinet. Heated towel rail. Spotlights. Extractor fan. Part tiled walls. Double glazed window.

External

West Facing Rear Garden

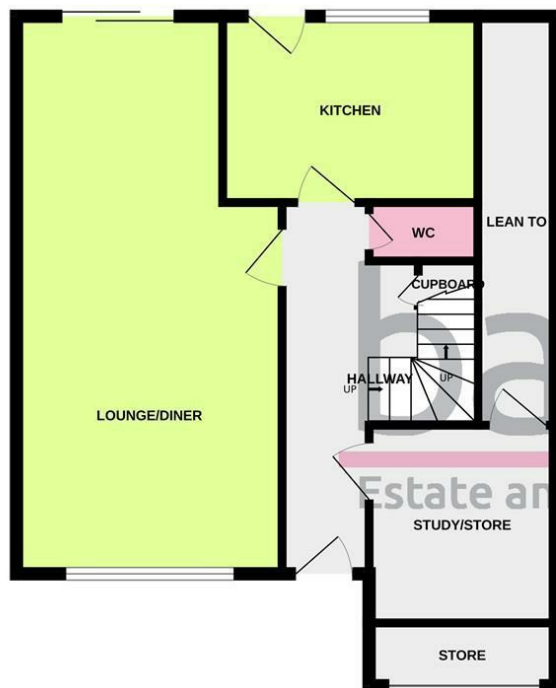
Well maintained rear garden. Paved patio area with the remainder laid to lawn. Planted borders. Shed.

Private Driveway

Proving off road parking for multiple cars.



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
(81-91) B		
(69-80) C		
(55-68) D	66	
(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



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