



60 New Road, Worthing, BN13 3JQ  
Asking Price £355,000

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Chain free two bedroom semi-detached bungalow situated in popular Durrington. The accommodation briefly comprises of an entrance hall, Southerly aspect bay fronted lounge, kitchen/breakfast room, conservatory, two bedrooms and modern shower room. Externally, landscaped garden & front lawn, off road parking and garage. Located within close proximity of local shopping facilities and transport links.

- Semi-Detached Bungalow
- Two Bedrooms
- Off Road Parking
- Garage
- Lounge With Bay Window
- Conservatory
- Popular Residential Location
- Chain Free





uPVC glazed front door opening to;

### **Entrance Hall**

Carpet. Radiator. Pendant light. Access to loft hatch. Airing cupboard housing hot water cylinder.

### **Living Room**

4.08 x 3.82 (13'4" x 12'6")  
South aspect lounge with bay window. Carpet. Pendant light. Gas fireplace.

### **Bedroom One**

4.08 x 3.82 (13'4" x 12'6")  
Double bedroom over looking the garden. Carpet. Radiator. Built in bridge wardrobes. Double glazed window. Pendant light.

### **Bedroom Two**

2.74 x 2.52 (8'11" x 8'3")  
South aspect bedroom. Carpet. Pendant light. Double glazed window. Radiator.

### **Bathroom**

2.57 x 2.00 (8'5" x 6'6")  
Step in shower cubicle with glass sliding door. Wall mounted shower on riser rail. Pull down shower seat. Grab rail. Hard flooring. Comfort high close coupled wc. Pedestal wash hand basin. Two obscure double glazed windows. Radiator. Two dome lights.

### **Kitchen**

3.73 x 2.75 (12'2" x 9'0")  
Generous double aspect kitchen with a range of matching base and wall cabinets. Oven. Electric hob with extractor fan above. Sink

incorporating drainer with mixer tap above. Space for under counter washing machine. Space for fridge/freezer. 'Baxi' boiler. Double glazed clerestory window. Sliding door to;

### **Conservatory**

Single glazed conservatory. Carpet. Sliding door to garden.

### **Garden**

Mostly laid to lawn with mature shrub borders. Side access gate to driveway. Shed. Access to;

### **Garage**

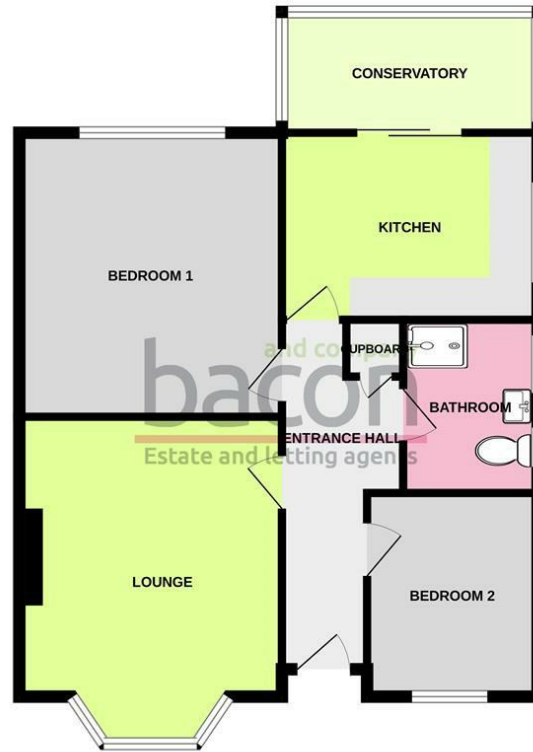
Up and over door. Double glazed window. Power & light.

### **Off Road Parking**

Driveway for multiple cars.



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	<b>76</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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