



44 St. Elmo Road, Worthing, BN14 7EH  
Guide Price £325,000

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We are delighted to offer for sale this deceptively spacious three bedroom terraced Victorian style home with the added benefit of no on-going chain.

In brief the property consists of a separate bay fronted lounge area, spacious dining room to the rear & a modern fitted kitchen we leads out to the low maintenance rear garden, on the first floor you have three well appointed bedrooms & a family bathroom.

The property benefits from off street parking on the front for two vehicles, the rear garden is low maintenance & has an outside store & WC, the property also has No On-Going Chain.

Call now to avoid disappointment!

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- No Chain
- Three Bedrooms
- Mid-Terraced Bay Fronted Victorian House
- Off Street Parking For Two
- Low Maintainance Rear Garden
- Potential To Extend (STNPC)
- Separate Reception Rooms
- Modern Fitted Kitchen
- Fitted Family Bathroom
- Some Modernisation Required





#### Entrance Hallway

4.27m x 1.80m (14 x 5'11)

Private double glazed front door, carpeted floor, stairs to first floor landing, radiator, access to understairs storage cupboard, textured ceiling with coving, smoke detector.

#### Bay Fronted Lounge

3.99m x 3.68m (13'1 x 12'1)

Carpeted floor, double glazed bay window, single radiator, textured & coved ceiling.

#### Separate Dining Room

3.96m x 3.33m (13 x 10'11)

Carpeted floor, single radiator, double glazed window, fitted storage cupboard with recessed shelving, textured & coved ceiling.

#### Modern Fitted Kitchen

3.05m x 2.11m (10 x 6'11)

Vinyl flooring, roll edge laminate work surfaces with cupboards below & matching eye level cupboards, space for washing machine, space for fridge freezer, space for oven / cooker, double glazed window, double glazed door leading to rear garden, single drainer sink unit, single radiator, skimmed ceiling.



#### First Floor Landing

3.12m x 2.18m (10'3 x 7'2)

Carpeted floor, loft hatch access, fitted overstairs storage cupboard with recessed shelving, textured ceiling with coving, smoke detector.

#### Bay Fronted Bedroom One

3.99m x 3.30m (13'1 x 10'10)

Carpeted floor, double glazed window, single radiator, textured ceiling with coving.

#### Bedroom Two

3.89m x 3.71m (12'9 x 12'2)

Carpeted floor, double glazed window, single radiator, textured ceiling with coving, fitted storage cupboard housing Baxi combination boiler.

#### Bedroom Three

2.16m x 2.11m (7'1 x 6'11)

Carpeted floor, double glazed window, single radiator.

#### Family Bathroom

1.80m x 1.78m (5'11 x 5'10)

Vinyl flooring, low flush WC, pedestal hand wash basin, panel enclosed bath with shower attachment above, double glazed window, textured & coved ceiling, obscured glass window.



#### Externally

##### Front Garden

Mainly laid to block paved off street parking for approximately two vehicles.

##### Rear Garden

Patio area stepping onto large lawned area, greenhouse, timber built storage shed, outside storage cupboard, outside WC, fence enclosed.

##### Council Tax

Band C

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) <b>A</b>		
(81-91) <b>B</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>		
Not energy efficient - higher running costs		
<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 confirm their condition or working order.



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