



81 Sompting Road, Worthing, BN14 9EU
Guide Price £350,000

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Nestled in the charming area of Broadwater, this delightful mid-terrace house on Sompting Road offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The house features a practical bathroom, ensuring that daily routines are both efficient and comfortable. The layout of the home is designed to maximise space and light, creating a pleasant living environment throughout.

Located in a desirable neighbourhood, residents will benefit from easy access to local amenities, schools, and transport links, making it an excellent choice for those who value both community and accessibility. The surrounding area boasts a variety of parks and recreational facilities, perfect for outdoor enthusiasts.

- Terraced Family Home
- Three Bedrooms
- Open Plan Lounge / Diner
- Modern Fitted Kitchen
- PVCU Double Glazed & Gas Central Heated Throughout
- Popular Broadwater Location
- Close To Local Amenities
- Great School Catchment Area





Entrance Hallway

3.84m x 1.78m (12'7 x 5'10)

LVT flooring, composite front door, picture rail, stairs to first floor landing, access to understairs storage cupboard, wall mounted heating control panel, door through to modern fitted kitchen.

Modern Fitted Kitchen

3.86m x 1.96m (12'8 x 6'5)

LVT flooring, roll edge laminate work surfaces with cupboards below & matching eye level cupboards with under cupboard LED lighting, inset stainless steel one & a half bowl single drainer sink unit with mixer tap, space & provision for washing machine, space for fridge freezer, space for tumble dryer, PVCU double glazed door leading to rear garden, skimmed ceiling.

Dining Room

3.73m x 2.97m (12'3 x 9'9)

Carpeted floor, single radiator, picture rail, PVCU double glazed sliding doors leading out on to rear garden, skimmed ceiling, opening into lounge.



Bay Fronted Lounge

4.27m x 3.15m (14 x 10'4)

Carpeted floor, single radiator, PVCU double glazed bay window, television point, various power points, skimmed ceiling, picture rail.

First Floor Landing

2.67m x 1.98m (8'9 x 6'6)

Carpeted flooring, picture rail, loft hatch access with drop down ladder, textured ceiling.

Master Bedroom

3.84m x 3.18m (12'7 x 10'5)

Solid wooden flooring, single radiator, various power points, PVCU double glazed window, textured ceiling.

Bedroom Two

3.84m x 3.00m (12'7 x 9'10)

Solid wooden flooring, single radiator, PVCU double glazed window, picture rail, textured ceiling.



Bedroom Three

2.57m x 1.83m (8'5 x 6)

Carpeted flooring, single radiator, PVCU double glazed window, picture rail, textured ceiling.

Modern Fitted Bathroom

2.11m x 1.98m (6'11 x 6'6)

Tiled flooring, fully tiled walls, panel enclosed P-shaped bath with power shower above, low flush WC, hand wash basin with hot & cold tap, chrome ladder style heated towel rail, skimmed ceiling, PVCU double glazed obscured glass window.

Front Garden

Mainly laid to lawn with various flower & shrub borders, fence & wall enclosed, pathway leading to front door.

Rear Garden

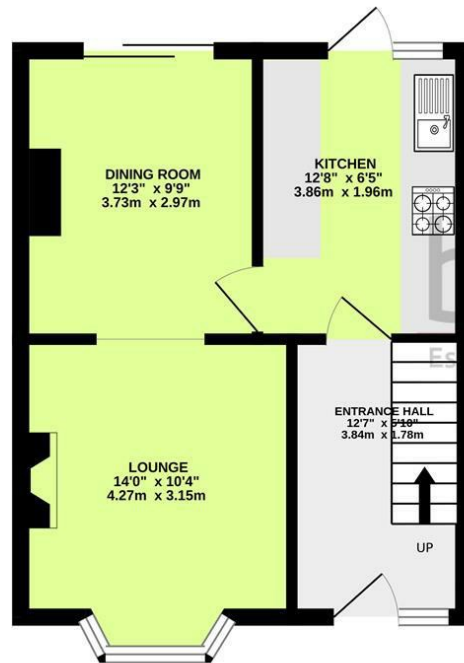
Spacious patio area stepping down onto shingle area, having various flower borders, feature fish pond with timber built bridge over, timber built storage shed, gated rear access, outside power & lighting, fence & wall enclosed.

Council Tax

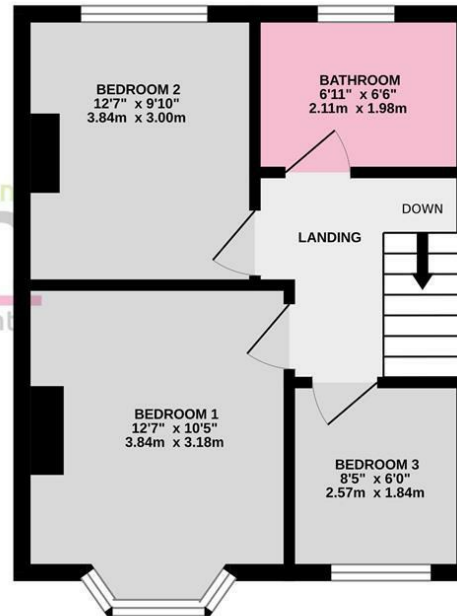
Band C



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) 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 	

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.



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT

01903 524000

broadwater@baconandco.co.uk