



45 Pentland Road, Worthing, BN13 2PR
Guide Price £325,000

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A three bedroom end terraced house located within the catchment area of Salvington, close to local shops, schools and amenities. The accommodation consists of a covered porch, reception hall, open plan lounge/dining room, kitchen, first floor landing, three bedrooms, bathroom. separate w.c., loft, rear garden, private driveway and garage in compound. **** NO ONWARD CHAIN ****

- End Terraced House
- Three Bedrooms
- Salvington Catchment
- Double Glazed Windows
- Gas Central Heating
- Good Sized Rear Garden
- Garage In Compound
- No Onward Chain





Reception Hall

3.99m x 1.80m (13'1 x 5'11)

Accessed via a part obscure glass double glazed front door with matching window to side. Radiator in decorative casing. Tiled flooring. Central heating thermostat. Levelled and coved ceiling. Staircase to first floor landing with an understairs storage cupboard.

Lounge

4.47m x 3.28m (14'8 x 10'9)

West aspect via double glazed windows. Radiator. Coved and textured ceiling. Opening to dining area.

Dining Room

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

East aspect via double glazed French doors to the rear garden. Radiator. Coved and textured ceiling.

Kitchen

2.51m x 2.41m (8'3 x 7'11)

Fitted suite comprising of a single drainer sink unit having mixer taps and storage cupboard below. Areas of rolltop work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Four ring with extractor hood over and fitted oven and grill below. Additional appliance spaces. Wall mounted Worcester central heating boiler. Part tiled walls. Tiled flooring. Levelled and



coved ceiling. East aspect obscure glass double glazed window. Double glazed door to rear garden.

First Floor Landing

2.41m x 1.93m (7'11 x 6'4)

Built-in storage cupboard. Levelled and coved ceiling with access to loft space. Doors to all first floor rooms.

Bedroom One

4.04m x 3.20m (13'3 x 10'6)

West aspect via double glazed windows. Radiator. Feature wall. Levelled and coved ceiling.

Bedroom Two

3.20m x 3.05m (10'6 x 10'0)

East aspect via double glazed windows. Radiator. Wood laminate flooring. Dimmer switch. Levelled and coved ceiling with spotlights.

Bedroom Three

3.10m x 1.85m (10'2 x 6'1)

West aspect double glazed windows. Radiator. Feature wall. Overstairs storage cupboard. Levelled and the coved ceiling.

Bathroom

1.65m x 1.47m (5'5 x 4'10)

Comprising of a panelled bath having mixer taps and shower unit



over with shower screen. Wash hand basin with mixer taps and storage cupboard below. Chrome ladder design radiator. Fully tiled walls. Levelled and coved ceiling with spotlights. Obscure glass double glazed window.

Separate W.C

1.65m x 0.84m (5'5 x 2'9)

Push button WC. Levelled and coved ceiling. Obscure glass double glazed window.

OUTSIDE

Private Driveway

Brick block paved private driveway providing off street parking. Flower, shrub and slate borders and bed. Wooden gate providing side access to rear garden.

Rear Garden

With the first area of garden being laid to wood decking to the rear and side of the home offering ample space for outside garden table and chairs, various lights, external power socket and outside water tap. The majority of garden is then laid to lawn with a shingle pathway leading to a sunroom and garden storage shed. Flower and shrub bed.

Garage In Compound

In nearby compound accessed by a turning on the right as you enter Pentland Road from Mendip Road. The garage to this home is the very furthest North in the compound.

Council Tax

Council Tax Band C





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	72	80
(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.



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