



5 Lyndhurst Road, Worthing, BN11 2DB  
Guide Price £315,000

and company  
**bacon**  
Estate and letting agents



Well presented two bedroom, mid terrace house located in Central Worthing. Briefly the accommodation comprises: lounge, inner hall, dining room, kitchen, landing, two double bedrooms, shower room/wc. Externally there is a private rear courtyard and formal walled front garden. Further benefits include gas central heating and double glazing throughout. Being located centrally, the property is in close proximity to the seafront, many local shops, restaurants, amenities and local transport including popular bus routes and Worthing mainline railway station.

- Central Worthing
- Popular Mid Terrace
- Two Double Bedrooms
- Two Reception Rooms
- Rear Courtyard
- 'Paula Rosa' Fitted Kitchen
- Shower Room/wc
- Close to shops, schools, transport links and amenities





Double glazed UPVC door to:

### Lounge

4.45m x 2.82m (14'7 x 9'3)

Double glazed bay window. Radiator. Door to:

### Inner Hall

Radiator.

### Dining Room

3.51m into downstairs x 2.57m (11'6 into downstairs x 8'5)

Double glazed window to rear. Radiator. Understairs storage area.

### Kitchen

4.14m x 2.54m max (13'7 x 8'4 max)

Roll edge work surface having inset 1 1/2 bowl ceramic bowl sink with swan neck mixer type. Separate drinking water filtered tap. Fitted 'Neff' double oven/grill. 5 ring gas hob with stainless steel splash back and extractor cooker hood over. Space and plumbing for dishwasher and washing machine. Integrated fridge/freezer. Matching range of 'Paula Rosa' cabinets comprising of



base units, drawers and eye level wall units. Wall mounted 'Alpha' combination boiler supplying gas central heating and hot water. Radiator. Double glazed window and door to REAR COURTYARD.

Stairs from inner hall to:

### Landing

Radiator. Access hatch to loft via pull down ladder.

### Bedroom One

4.45m into wardrobe x 2.87m (14'7 into wardrobe x 9'5)

Double glazed window to front. Radiator. Built in triple mirrored wardrobe with shelving and hanging rail.

### Bedroom Two

3.53m x 2.62m (11'7 x 8'7)

Double glazed window to front. Radiator. Recessed double wardrobe with shelving and hanging rail.

### Shower Room/wc

2.64m x 1.65m (8'8 x 5'5)

Fully tiled walls. Step in shower tray with glazed sliding doors and electric 'Triton' shower. Pedestal wash hand basin. Close coupled wc. Radiator. Double glazed window.



Pull down ladder to:

### Outside

#### Front Garden

Formal flint wall to front. Artificial grass.

#### Rear Courtyard

Paved for ease and maintenance. Walled surround. Outside tap. Timber built shed. Access to rear from Providence Terrace via gate.

### Tenure and Council Tax Band

Tenure: Freehold

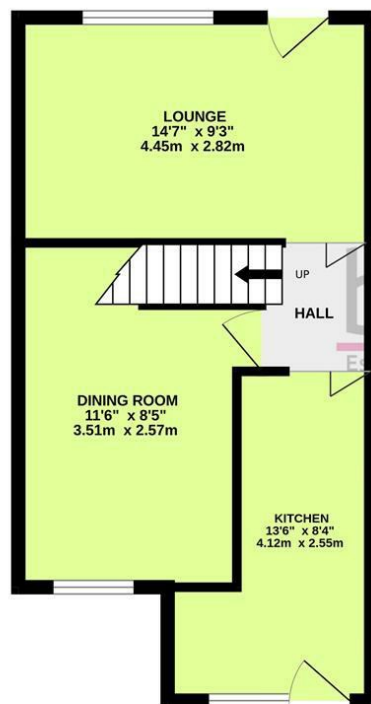
Council tax band: Band B

Draft version: 1

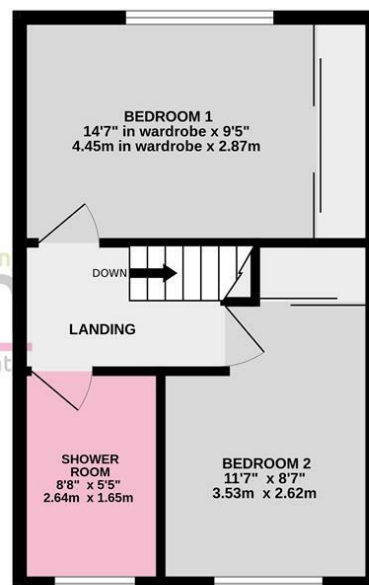
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



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.  
Made with Metropix ©2025

and company  
**bacon**  
Estate and letting agents

## 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<br>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