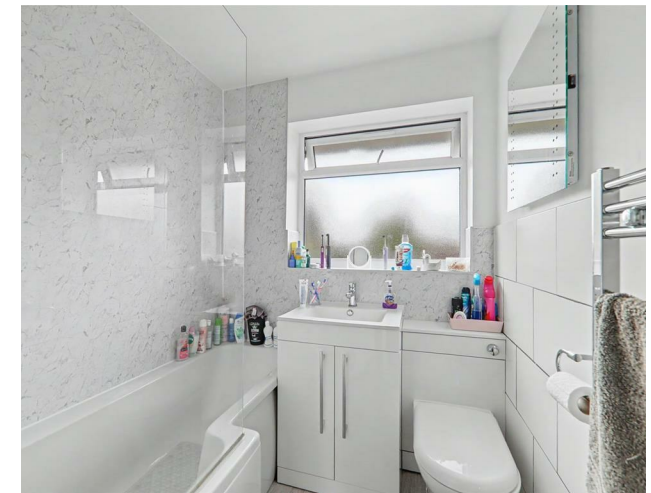




59 Dominion Road, Worthing, BN14 8LB
Guide Price £325,000

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In brief the property consists of a an open plan living space which is dual aspect being front to back of the property allowing the light to flow through, there is a modern fitted kitchen with space for major utilities & a separate utility space to the rear of the property. On the first floor you have two deceptively spacious double bedrooms & a modern fitted family bathroom, there is also a useful loft space which has been boarded for extra storage space.

Externally there is a home office in the garden which is part of a garage conversion having it's own internet source & separate fuseboard, you still have the remainder of the garage space for storage with power, lighting & an up & over door, there is also parking to the rear on a first come first serve basis, the rear garden itself is very low maintenance being laid to sandstone patio area & artificial lawn.

- Extremely Well Presented Throughout
- Two Double Bedrooms
- Open Plan Ground Floor Living Space
- Home Office / Garage Space
- Utility Room Extension
- Modern Fitted Kitchen & Bathroom
- Great School Catchment Area
- Close To Local Amenities





Entrance Hallway

1.68m x 1.65m (5'6 x 5'5)

PVCU double glazed front door, laminate flooring, stairs to first floor landing, skimmed ceiling, smoke detector, door through to Lounge.

Lounge

4.70m x 3.56m (15'5 x 11'8)

Carpeted flooring, radiator, television point, various power points, PVCU double glazed window, skimmed & coved ceiling, access to understairs storage cupboard housing meters, wall mounted heating control panel, opening into Dining Space.

Dining Space

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

Laminate flooring, radiator, skimmed & coved ceiling, opening into Modern Fitted Kitchen.

Modern Fitted Kitchen

3.23m x 2.18m (10'7 x 7'2)

Laminate flooring, square edge laminate work surfaces with cupboards below & matching eye level cupboards, integrated oven with four ring hob above & extractor fan over, inset one & half bowl stainless steel single drainer sink unit with mixer tap, integrated wine rack, space for washing machine, space for fridge freezer, tiled splashbacks, double glazed window, skimmed ceiling, spotlights, smoke detector.



Utility / Sun Room

2.13m x 1.85m (7 x 6'1)

Vinyl flooring, square edge laminate work surface, space below for tumble dryer, various power points, PVCU double glazed windows, double glazed door leading to rear garden, skimmed ceiling with spotlight.

First Floor Landing

1.83m x 1.78m (6 x 5'10)

Carpeted flooring, loft hatch access with drop down ladder (loft space is boarded & has lighting), fitted storage cupboard with various shelving units having a further cupboard above, skimmed ceiling.

Bedroom One

4.47m x 3.53m (14'8 x 11'7)

Carpeted flooring, radiator, various power points, television point, space for free-standing wardrobes, PVCU double glazed window, skimmed & coved ceiling, spotlights.

Bedroom Two

4.37m x 2.62m (14'4 x 8'7)

Carpeted flooring, radiator, various power points, PVCU double glazed window, skimmed & coved ceiling.



Modern Family Bathroom

2.54m x 1.80m (8'4 x 5'11)

Laminate flooring, part tiled walls, P-shaped panel enclosed bath with shower attachment, contemporary hand wash basin with vanity unit below & mixer tap, low flush WC, wall mounted de-misting mirror, chrome ladder style heated towel rail, PVCU double glazed obscured glass window, skimmed ceiling with spotlights, extractor fan.

Externally

Front Garden

Mainly laid to lawn with pathway leading to front door, hedge border to front, chipstone area under lounge window.

Rear Garden

Sandstone patio area leading to artificial lawned area, outside tap, storage shed, outside double power socket, outside lighting, fence enclosed, gated rear access.

Home Office

2.36m x 2.24m (7'9 x 7'4)

Vinyl flooring, various power points, ethernet sockets, skimmed ceiling with spotlights, separate wall mounted fuseboard, PVCU double glazed door, wooden door through to garage / storage space.

Garage / Storage Space

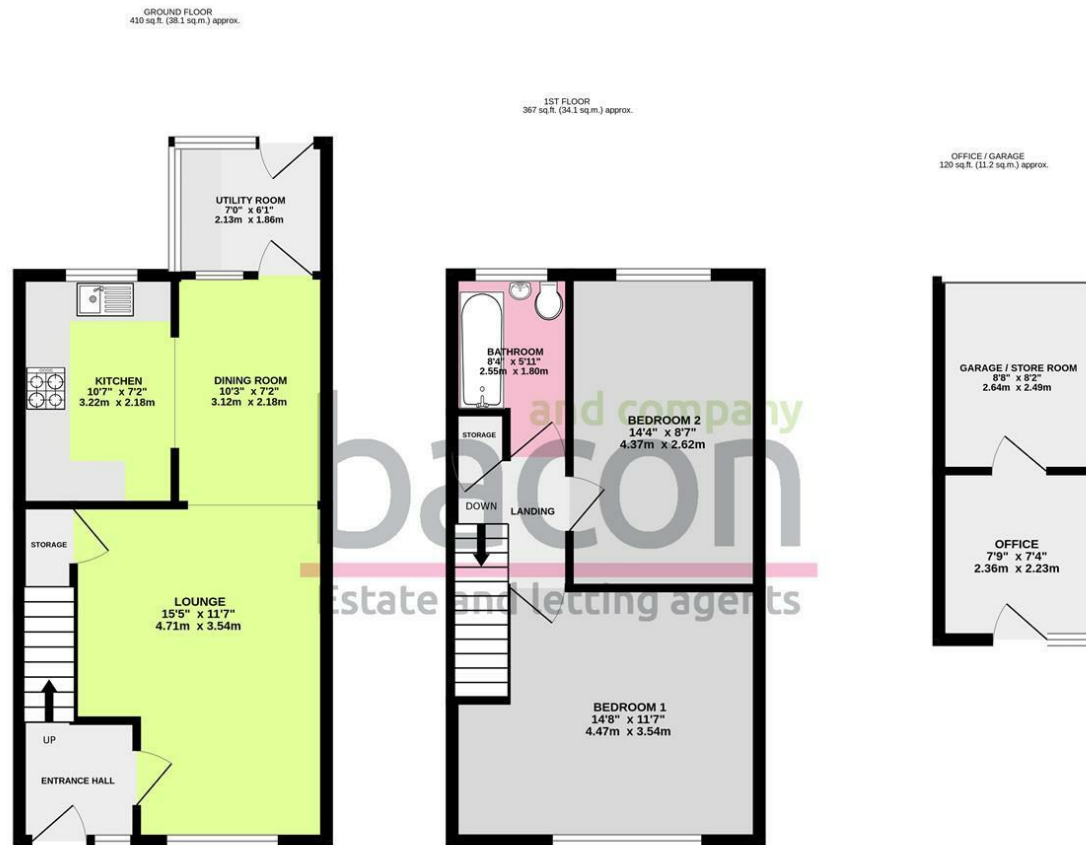
2.64m x 2.49m (8'8 x 8'2)

Having power & lighting, up & over door, various areas of racking & shelving for storage space.

Council Tax

Band C





TOTAL FLOOR AREA : 897 sq.ft. (83.4 sq.m.) approx.

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



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT
01903 524000

broadwater@baconandco.co.uk

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