



41 Ophir Road, Worthing, BN11 2SS
Guide Price £250,000

and company
bacon
Estate and letting agents



A two bedroom maisonette offered for sale with VACANT POSSESSION and with accomodation including as follows: Entrance hall, landing hallway, sun balcony, lounge/diner, kitchen, two double bedrooms and a bathroom/WC. The property has double glazing and gas central heating. Externally there is a private garden and a garage in compound. Viewing is highly reccomended. CLOSE TO WORTHING SEAFRONT.

- Close Worthing Seafront
- Private Entrance
- Lounge / Diner
- Two Double Bedrooms
- Bathroom / WC
- Sun Balcony
- Private Garden
- Garage
- Gas Heating & Double Glazing
- No Chain/ New Porch roof





Entrance Porch

Door to Entrance hall.

Entrance Hall

Radiator, meter cupboard, staircase to first floor.

First Floor Hallway

Parquet flooring, two radiators, two storage cupboards, access to loft space (ladder and insulated), double glazed French doors to:

Sun Balcony

Space for pot plants and Easterly aspect.

Lounge/Diner

4.75m x 3.81m max (15'7 x 12'6 max)

Continued parquet flooring, fireplace surround, radiator, double glazed window.

Kitchen

3.20m x 2.64m (10'6 x 8'8)

Range of worktop surfaces incorporating a single drainer sink unit with spaces for appliances, matching wall cupboards and part tiled walls, recessed cupboard housing the gas fired boiler, levelled and coved ceiling, double glazed window to side.

Bedroom 1

4.17m x 3.05m (13'8 x 10'0)

Radiator, double glazed window. Two recessed wardrobes with cupboards above.

Bedroom 2

4.14m x 2.62m (13'7 x 8'7)

Radiator, double glazed window, coved ceiling.

Bathroom/WC

Comprising panelled bath with shower over, wash hand basin with cupboards under, low level flush WC, tiled walls. heated towel rail.

Rear Garden

Approached via side access and gate. On the west side.

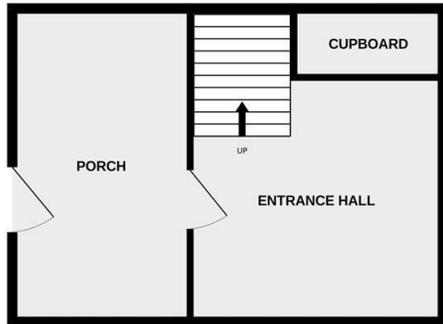
Garage

In nearby compound garage no 41.

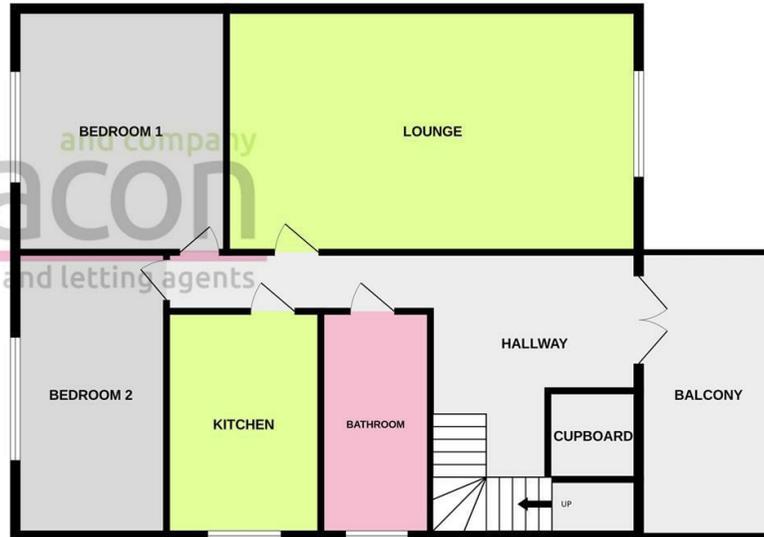
Council Tax

Band B

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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