



18 Norfolk Street, Worthing, BN11 4BB  
£1,750 Per Calendar Month

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We are delighted to offer this beautifully refurbished three-bedroom terraced home, ideally situated with views overlooking Victoria Park and within close proximity the town centre and mainline railway station. The property features an entrance hall leading to two spacious reception rooms and a modern fitted kitchen complete with integrated white goods. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom with WC. Outside, the home benefits from both front and rear gardens. Additional advantages include gas-fired central heating and PVCu double-glazed windows throughout. Council Tax Band: C. EPC Rating: C. Available late September.

- Recently refurbished throughout
- Three Bedroom
- Terraced House
- Town Centre & Train Station Within Walking Distance
- Gas Central Heating
- Double Glazing
- Park Views
- Central Worthing Location







### Entrance Hall

Stained glass window. Gas central radiator. Floor boards. Carpeted stairs leading to first floor. Understairs storage cupboard with coat hooks, fuse board and meter.

### Lounge

13'4 x 11'9

Floor boards throughout. Double glazed window facing west with views over the park. Radiator. Square archway to:

### Dining Room

3.53m x 3.10m (11'7 x 10'2 )

Floor boards throughout. Feature fire place. Double glazed window facing east.

### Kitchen

2.67m x 1.93m (8'9 x 6'4 )

Comprising of single drainer stainless steel sink



unit having cupboards under. Additional cupboard and draws. Matching wall unit. Free standing washing machine. Free standing fridge/freezer. Electric oven and induction hob. Shelved built in larder. Double glazed window and double glazed door to garden.

### Bedroom One

4.37m x 3.12m (14'4 x 10'3 )

Double glazed bay window with views over park. Radiator. Alcoves with fitted double wardrobe and fitted drawer unit and storage cupboard. Carpeted.

### Bedroom Two

3.58m x 3.05m (11'9 x 10' )

Double glazed window. Radiator. Alcove with fitted double wardrobe and housing boiler. Carpeted.



### Bedroom Three

2.13m x 1.93m (7' x 6'4 )

Oriel double glazed bay window with views across Park. Radiator. Carpeted.

### Bathroom/Wc

White suite comprising panelled bath with chrome shower and tiled wall. Pedestal wash hand basin. Close coupled wc. Heated towel rail. Obscured double glazed window.

### Front Garden

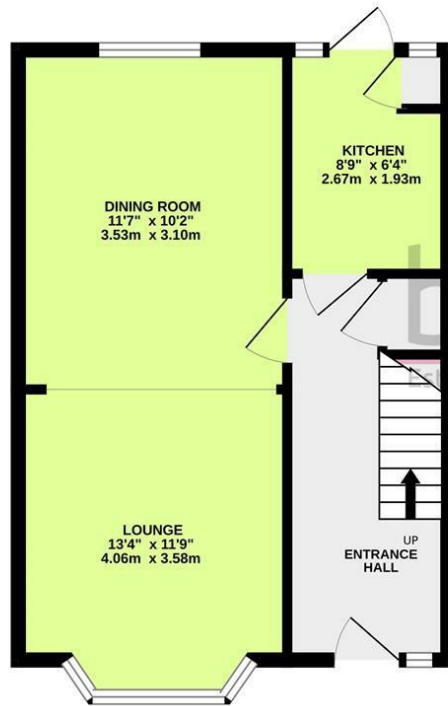
Block paved path to front door. Decorative slate.

### Rear Garden

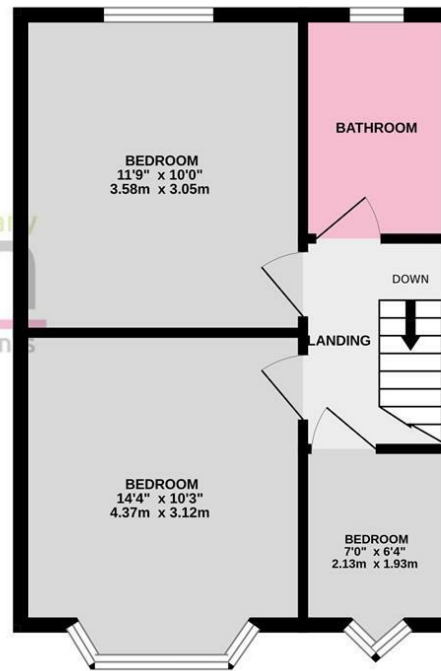
Paved patio area. Majority laid to lawn. Pedestrian rear access.



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) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</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 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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