



53 Stonehurst Road, Worthing, BN13 1ND
Guide Price £350,000

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A recently refurbished, three bedroom end of terrace family home in the sought after Tarring location. Briefly the accommodation comprises: entrance hall, living room, kitchen/dining room, landing, three bedrooms and bathroom/wc. Externally there is well maintained front and rear garden and garage in compound. Further benefits include gas central heating and recently installed double glazing throughout. The property is within close proximity to local primary and secondary schools including the Thomas A Becket catchment, shops, amenities and local transport services including railway station and bus routes.

- Three Bedroom Family Home
- End of Terrace
- Garage
- Modern Kitchen/Dining Room
- Seperate Living Room
- Bathroom/wc
- Well maintained Rear Garden
- Close to local Schools and Shops
- Popular Public Transport Links





Double glazed UPVC front door to:

Entrance Hall

Radiator. Stairs to first floor.

Living Room

4.65m x 4.06m (15'3 x 13'4)

Double glazed window to front. Radiator. Bespoke built in TV unit, recessed cupboards and shelving. Understairs storage cupboard.

Kitchen/Dining Room

4.65m x 3.25m (15'3 x 10'8)

Oak work surface having inset one and a half composite sink with draining board and swan neck mixer tap. Freestanding Rangemaster cooker with five ring gas hob and Rangemaster cooker hood over. 'Lamona' fitted microwave. Space and plumbing for washing machine and dishwasher. Space for tall fridge/freezer. Matching range of cupboards, drawers and eye level wall units. Cupboard housing 'Worcester' combination boiler supplying gas central heating and

hot water. Tiled splashback surround. Two double glazed windows. Double glazed door to rear garden. Built in storage cupboard.

Landing

Access to loft via hatch. Doors to all rooms.

Bedroom One

3.35m x 3.25m (11'0 x 10'8)

Double glazed window overlooking rear garden. Radiator. Two recessed storage cupboards with shelving and hanging rail.

Bedroom Two

3.12m x 2.90m (10'3 x 9'6)

Double glazed window to front. Radiator. Recess storage cupboard with shelving and hanging rail.

Bedroom Three

2.36m x 1.60m (7'9 x 5'3)

Double glazed window to front. Radiator.

Bathroom/wc

White suite comprising panelled bath with mixer tap, glazed shower screen, and electric Triton shower. Vanity unit having washed hand basin and mixer tap with cupboard below. Concealed cistern WC. Tiled walls. Ladder style towel radiator. Double glazed window.

Outside

Rear Garden

Paved patio area. Majority being paid to lawn. Separate slate laid patio. Fence surround. Access to garage via personal door. Access to front via side gate.

Garage

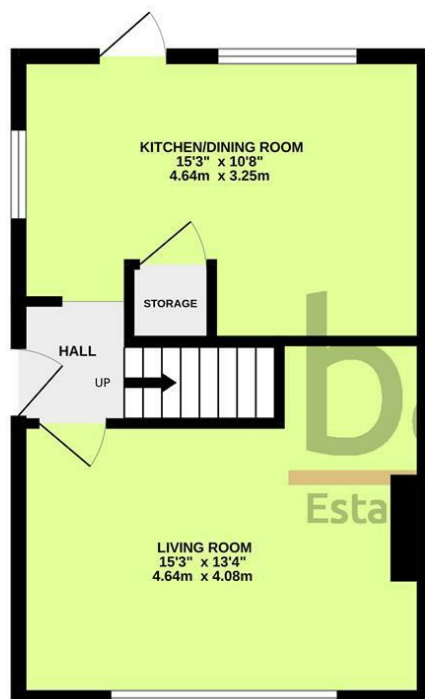
Located in compound. Up and over door to front. Power and light.

Front Garden

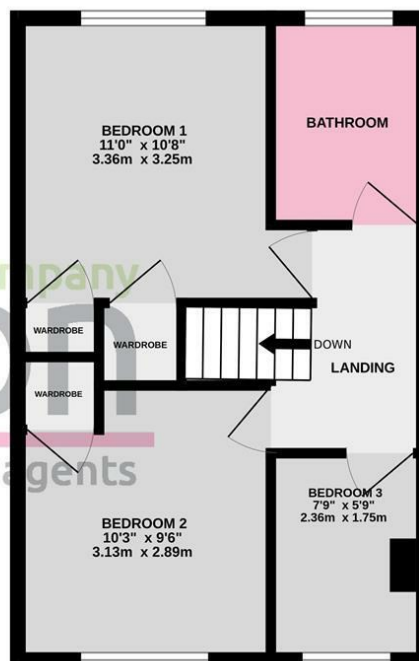
Laid to lawn. Hard standing pathway to front door.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 753sq.ft. (70.0 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		84
(69-80) C	69	
(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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