



105 Sompting Road, Worthing, BN14 9EU  
Guide Price £325,000

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A three bedroom mock Tudor terraced house located within the sought after catchment area of Broadwater. The accommodation consists of a reception hall, lounge, dining room, kitchen, utility area, ground floor cloakroom, landing, three bedrooms, bathroom/w.c, loft, front and rear gardens.

- Mock Tudor Terraced Home
- Three Bedrooms
- Two Reception Rooms
- Popular Broadwater Catchment
- West Rear Garden
- Double Glazed Windows
- Ground Floor Cloakroom
- No Onward Chain





### Reception Hall

3.63m x 1.80m (11'11 x 5'11)

Accessed via a double glazed front door with East aspect obscure glass double glazed window to side. Radiator. Picture rail. Stairs to first floor landing. Doors to lounge, dining room and kitchen.

### Lounge

4.11m x 3.12m (13'6 x 10'3)

East aspect via a double glazed bay window. Fireplace with inset fire, raised hearth, surround and mantle over. Dimmer switch. Coved and textured ceiling. Opening to dining room.

### Dining Room

3.68m x 3.00m (12'1 x 9'10)

West aspect via double glazed windows. Radiator. Picture rail.

### Kitchen

3.66m x 1.93m (12'0 x 6'4)

Fitted suite comprising of a single drainer sink unit having mixer taps and storage cupboards below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Space for cooker, upright fridge/freezer and further appliance. Part tiled walls. Breakfast bar. Wood effect flooring. Coved ceiling

### Utility Area

2.11m x 1.80m (6'11 x 5'11)

Roll top work surface with space for three appliances below. Wall mounted cupboards. Wood effect vinyl floor. West aspect double glazed window and door to rear garden.

### Ground Floor Cloakroom

1.98m x 0.89m (6'6 x 2'11)

Low level w.c. Wood effect flooring. Wall mounted boiler. Levelled ceiling. West aspect double glazed window.

### First Floor Landing

2.72m x 1.93m (8'11 x 6'4)

Overstairs storage cupboard. Picture rail. Access to loft space.

### Bedroom One

3.68m x 3.15m (12'1 x 10'4)

East aspect via double glazed windows. Decorative fireplace. Radiator. Picture rail.

### Bedroom Two

3.68m x 3.00m (12'1 x 9'10)

West aspect via double glazed windows. Radiator. Dado rail. Coved ceiling.

### Bedroom Three

2.64m x 1.80m (8'8 x 5'11)

East aspect double glazed window. Radiator. Coved ceiling.

### Bathroom/W.C

1.93m x 1.88m (6'4 x 6'2)

Fitted suite comprising of a panelled bath having mixer taps with shower attachment. Pedestal wash hand basin. Push button w.c. Part tiled walls. Radiator. Obscure glass double glazed window.

### OUTSIDE

#### Front Garden

Laid to lawn with pathway to the homes front door.

#### Rear Garden

Westerly aspect garden with the first area of garden being laid to wood decking to the rear of the home and offering space for garden table and chairs. The majority of area is then laid to lawn. Storage shed. Gate for rear access.

### Council Tax

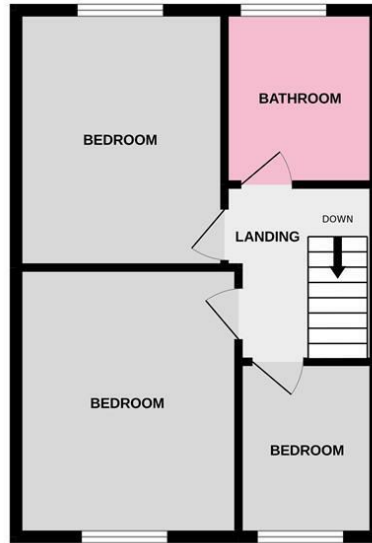
Band C



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) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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



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