



33 Mansfield Road, Worthing, BN11 2QN
Offers Over £295,000

and company
bacon
Estate and letting agents



We are delighted to offer for sale this well presented two double bedroom semi-detached family home in this popular East Worthing location close to local amenities.

In brief the property consists of an open plan ground floor with the deceptively spacious lounge opening into a kitchen diner to the rear having bi-folds leading to the rear garden, on the first floor you have a modern family bathroom & two spacious double bedrooms, there is also a useful loft space.

Externally you have front & rear gardens & a garage which is accessed via a rear service road.

- Semi-Detached House
- Two Double Bedrooms
- No On-Going Chain
- Open Plan Living
- Deceptively Spacious Garden
- Family Bathroom
- Useful Loft Room
- Popular Location





Entrance Hallway

Wooden flooring, stairs to first floor, opening into Lounge.

Lounge

3.89m x 3.38m (12'9 x 11'1)

Wooden flooring, television point, various power points, single radiator, double glazed window, feature chimney breast, skimmed ceiling, access to understairs storage, opening into Kitchen / Dining Room.

Kitchen / Dining Room

4.24m x 2.44m (13'11 x 8)

Wooden flooring, roll edge laminate work surfaces with cupboards below & matching eye level cupboards, space & provision for washing machine, integrated oven, hob above & extractor fan above, inset stainless steel single drainer sink unit with mixer tap, skimmed ceiling, bi-folding doors leading to Rear Garden, opening into Lounge.

First Floor Landing

Carpeted floor, loft hatch access.

Bedroom One

3.38m x 3.23m (11'1 x 10'7)

Carpeted floor, fitted wardrobe with various hanging rails & shelving, single radiator, double glazed window, skimmed ceiling.

Bedroom Two

2.72m x 2.39m (8'11 x 7'10)

Carpeted floor, single radiator, double glazed window, skimmed ceiling.

Family Bathroom

1.75m x 1.70m (5'9 x 5'7)

Tiled floor, panel enclosed bath with shower over, low flush WC, hand wash basin with hot & cold tap, double glazed obscured glass window, part tiled walls, skimmed ceiling.

Externally

Front Garden

Having various mature shrub & plant borders, pathway leading to front door, gated side access.

Rear Garden

Timber built decked area, leading onto large lawned area, further patio area, direct access to Garage, fence enclosed, gated side access.

Garage

5.05m x 2.46m (16'7 x 8'1)

Having an up & over door, benefitting from power & lighting.

Works Undertaken During Ownership

House fully rewired in 2012

New ground floor insulation laid in 2012 (Building Regs Completion Cert confirming this)

Modern bi-fold doors installed to the rear to open out kitchen dinner to the garden.

New boiler installed 2023

Please note the above information has been provided by the seller and we would advise your solicitor to confirm the accuracy.

Required Information

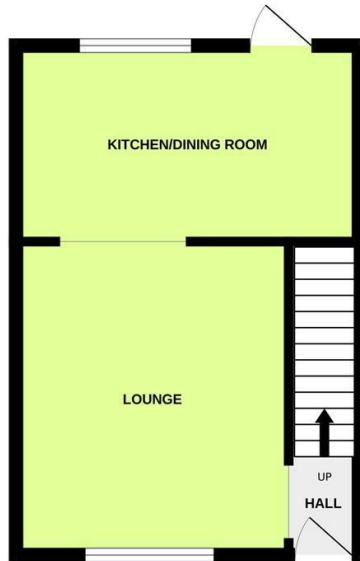
Tenure: Freehold

Council tax band: Band C

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

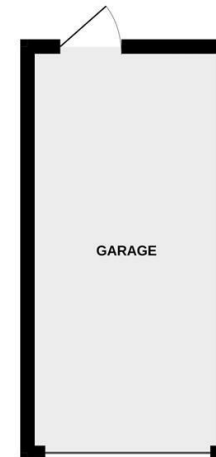
GROUND FLOOR



1ST FLOOR



GARAGE



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.
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(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.

