



47 Marlowe Road, Worthing, BN14 8EY
Guide Price £425,000

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We are delighted to offer for sale this extremely well presented three bedroom terraced family home positioned in this popular Broadwater location close to local amenities.

In brief the property consists of a stunning open plan living area on the ground floor with a fully fitted kitchen having integrated appliances, on the first floor you have three spacious bedrooms, a luxurious four piece family bathroom, there is also a useful loft room accessed via drop down loft ladder.

Externally there is a EVC charging point and off street parking for one vehicle, the rear garden is deceptively spacious, also having the added benefit of a home gym and outside storage space.

This truly stunning property is a must see! call us today to avoid disappointment!

- Terraced Family Home
- Open Plan Living Rooms
- Useful Loft Room
- Off Street Parking & EVC Charging Point
- Home Gym & Timber Built Storage Space
- Luxurious Four Piece Family Bathroom
- Beautifully Refurbished Throughout
- Three Bedrooms
- Good School Catchment Area
- Close To Local Amenities





Entrance Hallway

3.66m x 1.78m (12'0" x 5'10")

Herringbone flooring, access to understairs storage, single school radiator, feature wooden panelling, stairs to first floor landing with carpeted runner, PVCU double glazed front door, skimmed ceiling, coving, smoke detector.

Open Plan Lounge / Kitchen / Diner

8.43m x 5.56m (27'8 x 18'3)

Kitchen

Herringbone flooring, Granite worksurface's with cupboards below and matching eye level cupboards, matching integrated fridge and freezer units, matching integrated wine cooler, fitted eye level double oven, induction hob with built in ventilation system, butler sink with single drainer and boiling tap, PVCU double glazed window, two pendant light fittings, spotlights, various power points, breakfast bar with granite work surfaces & seating for four.

Dining Room

Herringbone flooring, single school radiator, various power points, PVCU double glazed double doors leading out into rear garden, skimmed ceiling with spotlights, coving, bi-folding doors leading into lounge.



Lounge

Herringbone flooring, original feature fireplace, various built in storage cupboards, television point, various power points, PVCU double glazed window, single radiator, skimmed ceiling, coving.

First Floor Landing

2.44m x 1.85m (8 x 6'1)

Carpeted floor, feature wooden panelling, loft hatch access with drop down ladder, coving, smoke detector.

Master Bedroom

3.76m x 2.95m to front of wardrobes (12'4 x 9'8 to front of wardrobes)

Carpeted floor, two fitted double wardrobes with various hanging rails and shelving, wooden shelving, picture rail, single radiator, PVCU double glazed window, skimmed ceiling.

Bedroom Two

3.58m x 3.25m (11'9 x 10'8)

Carpeted floor, single radiator, PVCU double glazed window, two fitted double wardrobes with various hanging rails and shelving, skimmed ceiling, various power points.

Bedroom Three

2.59m x 2.26m (8'6 x 7'5)

Carpeted floor, single radiator, various power points, PVCU double glazed window, skimmed ceiling, coving.



Luxurious Four Piece Family Bathroom

2.24m x 2.24m (7'4 x 7'4)

LVT flooring, fitted shower cubicle having an integrated power shower and being fully tiled, panel enclosed bath with shower attachment, contemporary hand wash basin with mixer tap and vanity unit below, low flush WC, fully tiled walls, wall mounted vanity unit mirror, spotlights, skimmed ceiling, PVCU double glazed obscured glass window.

Useful Loft Room

3.89m x 3.66m (12'9 x 12)

Accessed via drop down ladder, laminate flooring, Velux window, single radiator, two access points into eaves storage space, two light fittings, various power points.

Externally

Front Garden

Mainly laid to off street parking for one vehicle, EVC charging point, raised flower bed, fence and dwarf wall enclosed.

Rear Garden

Large decked area, stepping onto large lawned area with raised flower beds, fence and wall enclosed, outside tap, gated rear access.

Home Gym - having it's own power and lighting PVCU double glazed window and door, space for tumble dryer.

Timber Built Storage Space - having an up & over door, power & lighting.

Council Tax

Band C





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		86
(81-91) B		
(69-80) C	72	
(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.



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT

01903 524000

broadwater@baconandco.co.uk