



29 Meadow Road, Worthing, BN11 2RH  
Guide Price £400,000

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A three bedroom end of terrace family home benefitting from private driveway, easy maintenance rear garden and garage. Briefly the accommodation comprises: vaulted ceiling entrance porch built from solid oak, hall, open plan living/dining room, modern kitchen, utility room, landing, three bedrooms and four piece family bathroom suite. Externally there an easy maintenance rear garden, garage and parking to front with space for up to two vehicles. Further benefits include gas central heating and double glazing.

- End Of Terrace Family Home
- Open Plan Living/Dining Room
- Vaulted Entrance Porch
- Private Driveway
- Four Piece Family Bathroom Suite
- Popular Location
- Close to Seafront
- Close to Local Shops, Schools and Ammenties
- Close to East Worthing Mainline Railway Station





### Entrance Porch

Double glazed composite door. Oak beam surround with vaulted ceiling and double glazing.

### Hall

Radiator. Picture window to side. Understairs storage cupboard with pull out storage drawers.

### Open Plan Living/Dining Room

#### Living Area

Double glazed bay window to front. Radiator. Decorative fire place with brick surround. Opening to:

#### Dining Area:

Double glazed sliding patio doors to rear garden. Radiator. Feature cast iron fire place.

### Kitchen

Roll edge work surface having inset single draining sink with mixer tap. 'Flavel' freestanding two oven and singular grill with five ring gas hob and extractor chimney over. Space for undercounter fridge freezer. Pull out refuse drawer. Matching range of gloss units, drawers and eye level wall units with undercounter LED lighting. Inset ceiling spotlighting.

### Utility Room

Roll edge work surface with matching cupboards below. Space and pulling for washing machine, dishwasher and tumble dryer. Perspex roof. Double glazed window and door to.

Stairs from entrance hall to:

### Landing

Access to loft via hatch.

### Bedroom One

Double glazed bay window to front. Radiator. Recessed into alcove fitted wardrobe with hanging rails. Picture rail.

### Bedroom Two

Double glazed window overlooking rear garden. Radiator. Two recessed fitted wardrobes with shelving and hanging rail.

### Bedroom Three

Double glazed window to front. Radiator. Recessed double wardrobe with shelving and hanging rail.

### Four Piece Family Bathroom Suite

White suite comprising corner step in shower tray with shower, Jacuzzi jet wash, LED lighting and speakers. Panelled bath with mixer tap and separate shower attachment. Vanity unit with wash hand basin, mix attack and cupboard below. Close couple WC. Ladder style towel radiator. Shelved linen cupboard housing Baxi Combi boiler supplying gas central heating and hot water. Double glazed window. Inset ceiling spotlighting.

### Outside

#### Driveway

Wall to front. Shingled for ease and maintenance with standing for two vehicles.

#### Maintained Rear Garden

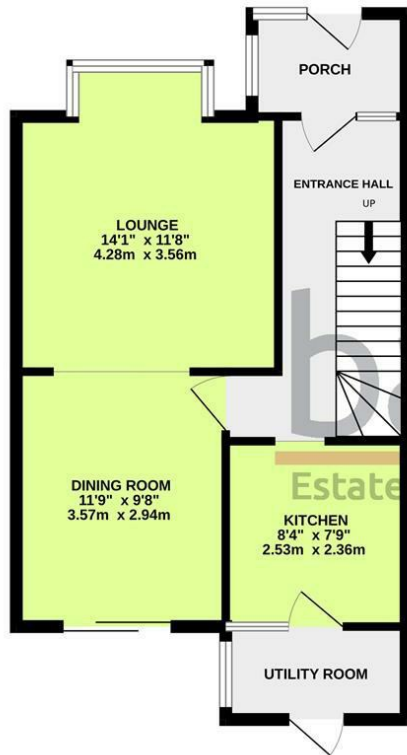
Sectioned into two areas. The first being a paved patio area with space for outdoor furniture. The rest being artificially grassed with a border of mature shrubs and plants. Six foot fence surround. Access to shed.

#### Garage

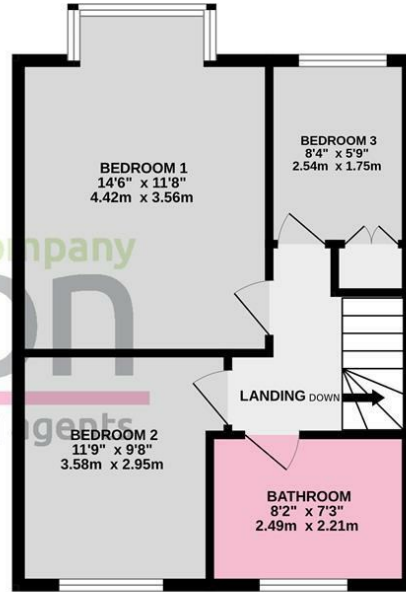
Single garage. Up and over door. Block built.



GROUND FLOOR



1ST FLOOR



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TOTAL FLOOR AREA : 904sq.ft. (84.0 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
<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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