



42 Clarendon Road, Broadwater, Worthing, BN14 8QJ  
Guide Price £360,000

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Estate and letting agents



A three bedroom terraced family home located within the sought after catchment area of Broadwater, close to local shops, schools and amenities. The accommodation consists of an enclosed entrance porch, lounge, open plan kitchen/dining room, first floor landing, three bedrooms, shower room/w.c, loft, private driveway and rear garden.

- Terraced Family Home
- Broadwater Catchment Area
- Three Bedrooms
- Open Plan Kitchen/Dining
- Double Glazed Windows
- Gas Central Heating
- Private Driveway
- Large South Facing Rear Garden



### Enclosed Entrance Porch

1.78m x 0.69m (5'10 x 2'3)

Accessed via a part glazed composite front door. North and East aspect obscure glass double glazed windows. Tiled flooring. Inner double glazed door to the lounge.

### Lounge

5.08m x 3.53m (16'8 x 11'7)

North aspect via a double glazed bay window with fitted blinds. Chimney breast with display alcove. Two radiators. Wood laminate flooring. Three wall light points. Textured ceiling. Staircase to first floor landing. Door to kitchen/dining room.

### Open Plan Kitchen/Dining

5.11m x 3.66m (16'9 x 12'0)

Fitted suite comprising of a single drainer sink unit having mixer taps and storage cupboards below. Areas of rolltop work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Inset four hob with fitted extractor hood over. Fitted oven and grill. Space for washing machine, upright fridge freezer and further appliances. Space for dining table and chairs. Chimney breast with display alcove. Wall mounted central heating combi boiler and programmer. Understairs storage cupboard. South aspect double glazed window and double glazed patio doors to rear garden.

### First Floor Landing

Exposed and stained wood floorboards. Levelled ceiling with access to loft space via a pull down ladder. Doors to all first floor rooms.

### Bedroom One

4.11m into bay x 2.92m (13'6 into bay x 9'7)

North aspect double glazed bay window with fitted blinds. Radiator. Chimney breast with display alcove having inset lights operated from a dimmer switch. Exposed and stained wood floorboards. Levelled ceiling.

### Bedroom Two

3.61m x 3.02m (11'10 x 9'11)

South aspect via double glazed windows. Radiator. Stripped and stained wood floorboards. Levelled ceiling.

### Bedroom Three

2.13m x 1.91m (7'0 x 6'3)

North aspect double glazed window. Radiator. Stripped and stained wood floorboards. Levelled ceiling.

### Shower Room/W.C

2.18m x 1.88m (7'2 x 6'2)

Modern re-fitted suite comprising of a walk-in shower cubicle having mixer taps and showerhead over. Floating circular wash hand basin with mixer taps. Push button W.C. Chrome heated towel rail and radiator. Part tiled walls. Tiled flooring. Levelled ceiling with spotlights and extractor fan. Obscure glass double glazed window.

### OUTSIDE

#### Private Driveway

Brick block paved private driveway providing off street parking. Flower and shrub border.

### Rear Garden

A further feature of the home due to its South aspect and size. The first area of garden is paved to the width of the home having steps down to the majority of the garden area. The first is again paved with ample space for garden table and chairs, with the majority of then being laid to lawn and having flower and shrub borders. Stepping stones to the rear of the garden with a wooden storage shed and a gate providing rear pedestrian access. Outside water tap.

### Council Tax

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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 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

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