



4 Turner Road, Worthing, BN14 8PZ  
Guide Price £300,000

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A three bedroom end of terrace family home offering excellent potential and a generous 90ft rear garden being wider than most plots and in need of modernisation throughout. The accommodation briefly comprises: entrance hall, kitchen, 26'2 open lounge/dining room. On the first floor are three bedrooms and a shower room/WC. Externally, the property benefits from both front and rear gardens. Situated within the popular Broadwater catchment area, the home is conveniently located close to local schools, shops, and transport links, with easy access to the A27. CHAIN FREE.

Subject to usual planning consent, there is opportunity to extend to the side and rear.

- CHAIN FREE
- Three Bedroom
- End Of Terrace House
- 90ft Rear Garden
- Lounge/Dining Room
- Shower Room/wc
- Broadwater Catchment
- Close to local shops and schools
- Easy access to A27
- Requires modernisation





### Entrance Hall

UPVC double glazed door and window. Wall mounted gas heater. Understairs storage cupboard. Opening to:

### Kitchen

3.58m x 1.93m (11'9 x 6'4)

Roll edge work surface having inset 1 1/2 bowl stainless steel sink with mixer tap and draining board. 5 ring gas hob. Fitted double oven. Space for undercounter fridge/freezer. Space and plumbing for washing machine. Matching range of cupboards, drawers and eye level wall units. Dual aspect with double glazed windows to rear and side.

### Open Lounge/Diner

7.95m through x 3.25m max (26'1 through x 10'8 max)

### Lounge

Double glazed bay window to front. Flame effect gas fire.

### Dining Room

Double glazed patio doors leading to rear garden. Low level built in drawers and cupboards.

Stairs from entrance hall to:

### Landing

Shelved linen cupboard housing hot water tank. Double glazed window. Access to loft via hatch.

### Bedroom One

3.89m x 2.97m (12'9 x 9'9)

Double glazed bay window. Recessed into alcove wardrobe with shelving and hanging rail.

### Bedroom Two

3.58m x 2.97m (11'9 x 9'9)

Double glazed window overlooking rear garden. Fitted wardrobes with over head storage.

### Bedroom Three

2.03m x 1.93m (6'8 x 6'4)

Double glazed window to front.

### Shower Room/wc

Corner shower with step in tray, glazed screen and wall mounted control having overhead shower. Pedestal

wash hand basin. Close coupled wc. Double glazed window. Inset ceiling spotlighting.

### Outside

#### Front Garden

Paved for ease and maintenance. Formal wall to front. Mature bushes and trees. Access via side gate to:

#### Rear Garden

Paved patio area with the majority being laid to lawn. 6ft fence surround. Timber built shed. Borders of mature shrubs and bushes. Bin storage area.

### Tenure & Council Tax Band

Tenure: Freehold

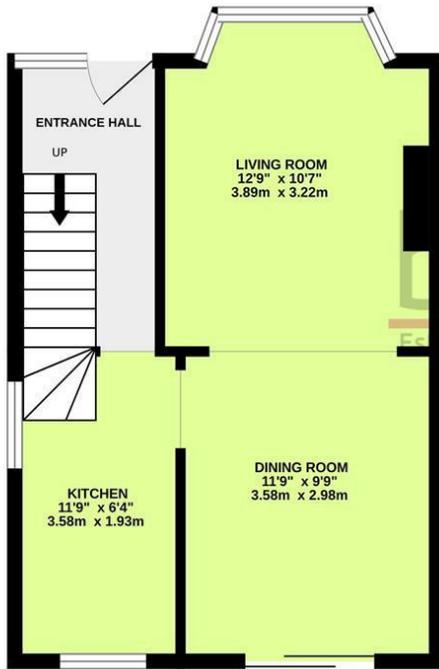
Council tax band: Band C

Version: 1

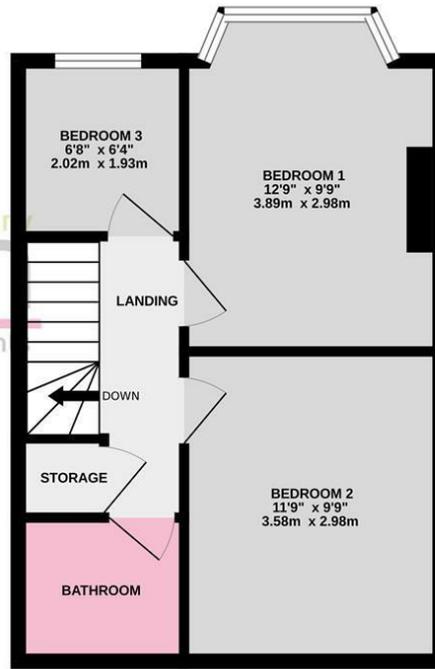
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		26	
(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



baconandco.co.uk

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

01903 524000

broadwater@baconandco.co.uk

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