



25 Turner Road, Worthing, BN14 8PY  
Guide Price £375,000

and company  
**bacon**  
Estate and letting agents



A CHAIN FREE, three bedroom end-of-terrace family home in need of some modernisation and renovation, but holds great potential. With the added benefit of off-street parking in popular Broadwater.

The property is situated within close proximity of local shops and schools. The accommodation consists of an entrance hall, lounge, dining room, kitchen, conservatory, first floor landing, three bedrooms, bathroom and separate w.c. Externally there is a WESTERLY aspect rear gardens and off road parking at the front.

- Popular Broadwater Location
- Vacant Possession
- Three Bedrooms
- Lounge and Dining room
- Kitchen and Conservatory
- Bathroom and Separate WC
- Westerly Aspect Garden
- Off Road Parking





### Entrance

Part glazed front door to:

### Entrance Hall

Staircase to first floor, radiator.

### Lounge

3.66m x 3.35m (12'0 x 11'0)  
Double glazed to front, levelled ceiling, radiator.

### Dining Room

3.81m x 3.05m (12'6 x 10'0)  
Two radiators, part glazed door to conservatory.

### Kitchen

3.45m x 1.98m (11'4 x 6'6)  
Range of worktop surfaces with cupboards and drawers under incorporating a single drainer

sink unit and four ring hob with oven under and extractor over, wall mounted gas fired boiler, range of wall cupboards and part tiled walls, double glazed window and door to:

### Conservatory

5.28m x 2.79m (17'4 x 9'2)  
Double glazed window with French doors to and overlooking the rear garden.

### First Floor Landing

Access to loft space., radiator.

### Bedroom 1

3.71m x 2.97m (12'2 x 9'9)  
Radiator, range of wall cupboards, double glazed window,.

### Bedroom 2

3.68m x 3.05m (12'1 x 10'0)  
Range of wardrobes, double glazed window, coved ceiling with inset lighting.

### Bedroom 3

2.24m x 2.06m (7'4 x 6'9)  
Double glazed window, radiator.

### Bathroom

Bath with mixer taps, wash hand basin with cupboards under, fully tiled walls,.

### Separate WC

Low level flush WC, window.

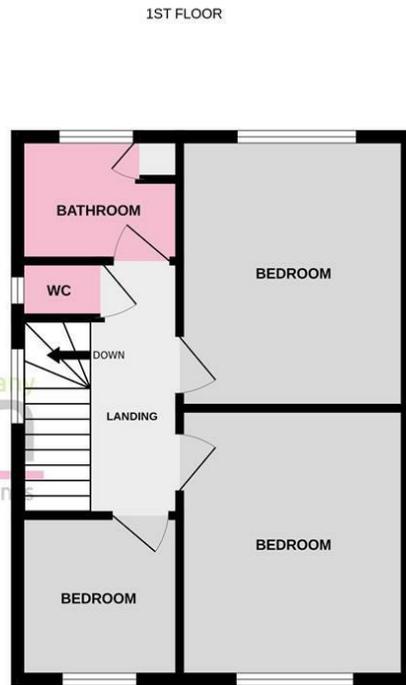
### Rear Garden

The rear garden is a feature of the property being of popular WESTERLY aspect and mainly laid to lawn , enclosed by fencing.

### Front/ Parking

Shingled with parking area .





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 ©2024

and company  
**bacon**  
Estate and letting agents

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>68</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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