



122 Marlowe Road, Worthing, BN14 8EZ
Fixed Asking Price £375,000

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A fantastic opportunity to purchase this well presented three bedroom terrace house located in popular Broadwater, available CHAIN FREE. The accommodation briefly comprises, entrance porch, entrance hall, lounge and modern open plan kitchen/dining room. To the first floor there are three bedrooms and bathroom/Wc. Externally there are front and rear gardens. Viewing is highly recommended.

- Mid Terrace House
- Three Bedrooms
- Modern Kitchen/Dining Room
- Bathroom/Wc
- Gas Central Heating
- Viewing Recommended
- Chain Free
- Popular Broadwater





Double glazed front door opening to

Entrance Porch

Part glazed door and side window to

Entrance Hall

Staircase rising to the first floor. Vertical radiator. Wood effect floor. Meter cupboard.

Lounge

3.62 x 4.25 (11'10" x 13'11")

Wood effect floor. Double glazed south facing bay window. Ornamental recedes in chimney breast. Vertical radiator.

Kitchen / Dining Room

5.52 x 3.66 (18'1" x 12'0")

Range of marbles effect work surfaces with grey shaker cupboards and drawers fitted under. Inset circular sink. Electric hob with concealed extractor above. Built in high level oven and grill. Integrated fridge/freezer. Integrated dish washer and washing machine. Matching wall cupboards and open shelves. Breakfast bar with



space for 4 stools. Vertical radiator. Part tiled walls. Wood effect floor. Double glazed window and double doors over looking and leading to the rear garden. Further window.

First Floor Landing

Modern Glass balustrade. Access hatch to loft space.

Bedroom One

3.55 x 3.66 (11'7" x 12'0")

Double glazed window. Radiator.

Bedroom Two

3.68 x 3.55 (12'0" x 11'7")

Double glazed window. Radiator.

Bedroom Three

2.62m x 2.24m (8'7" x 7'4")

Double glazed window. Radiator.

Bathroom/Wc

2.27 x 2.18 (7'5" x 7'1")

Suite comprising shaped bath with 'Mira' shower, vanity



marble effect surface with sink and tap above and storage cupboards below. Concealed cistern Wc with vanity shelf and push button flush. Double glazed window. Chrome vertical towel radiator. Part tiled walls and tiled floor. Extractor fan.

Front Garden

Laid to lawn with paved path leading to the front door.

Rear Garden

Lain to lawn with slate pathway leading to rear pedestrian access gate. Paved patio nearer the house.

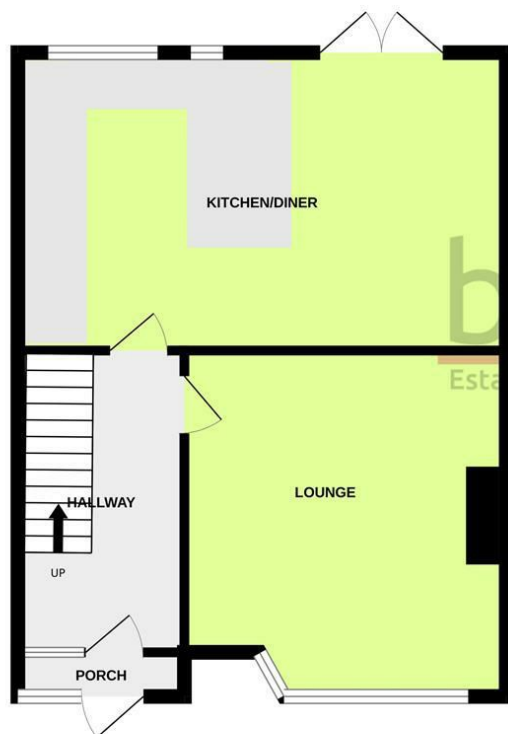
Required Information

Council tax band: C

Draft version: 1

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

GROUND FLOOR



1ST FLOOR



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		
(81-91) B		
(69-80) C	74	87
(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.



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