



25 Fletcher Road, Worthing, BN14 8EX  
Guide Price £350,000

and company  
**bacon**  
Estate and letting agents



A three bedroom bay fronted mid terrace family home with off road parking and 90ft rear garden. Briefly the accommodation comprises: entrance porch, hallway, kitchen, living room, dining room, landing, three bedrooms and bathroom/wc. Externally there is a driveway with off road parking and maintained rear garden. The property is ideally situated within close proximity of local shops, primary and secondary school catchment, various travel links and amenities. CHAIN FREE.

- CHAIN FREE
- Popular 1930's Mid Terrace
- Off Road Parking
- 90ft Rear Garden
- Three Bedrooms
- Bathroom/wc
- Two Reception Rooms
- Double Glazing and Gas Central Heating





### **Porch**

Double glazed window surround. UPVC double glazed door to:

### **Entrance Hall**

Double glazed window. Radiator. Door to:

### **Kitchen**

3.71m x 2.57m (12'2 x 8'5)

Roll edge work surface having inset stainless steel sink with mixer tap and draining board. Space and plumbing for washing machine. Freestanding cooker. Space for tall fridge freezer. Matching range of cupboards drawers and eyelevel wall units. Floor mounted 'Potterton Kingfisher' boiler supplying gas central heating. Double glazed window with double glazed door to Garden. Understairs storage cupboard.

### **Dining Room**

3.71m x 3.15m (12'2 x 10'4)

Double glazed window. Radiator. Picture rail. Double doors opening to:



### **Lounge**

4.27m into bay x 3.56m (14' into bay x 11'8)

Double glazed bay window to front. Radiator. Wall lighting.

Stairs from entrance hall to:

### **Landing**

Access to loft via hatch. Doors to all rooms.

### **Bedroom One**

3.71m x 3.56m (12'2 x 11'8)

Double glazed window to front. Radiator. Picture rail. Recessed alcoved fitted wardrobes.

### **Bedroom Two**

3.71m x 3.56m (12'2 x 11'8)

Double glazed window overlooking rear garden. Radiator. Picture rail. Fitted alcove wardrobe with shelving and hanging rail.

### **Bedroom Three**

2.62m x 2.26m (8'7 x 7'5)

Double glazed window to front. Radiator. Storage cupboard over bulkhead.



### **Bathroom/wc**

2.29m x 2.18m (7'6 x 7'2)

Panelled bath with mixer tap. Wall mounted shower controls with shower attachment. Pedestal wash hand basin. Close coupled WC. Mirrored medicine cabinet. Radiator. Double glazed window. Built-in shelved storage cupboard housing hot water tank.

### **Outside**

#### **Rear Garden**

Paved patio area matures borders of shrubs, bushes and trees. Rest being laid to lawn. Two separate brick built storage sheds.

#### **Driveway**

Parking for one vehicle. Border of mature shrubs and bushes.

#### **Tenure and Council Tax Band**

Tenure: Freehold

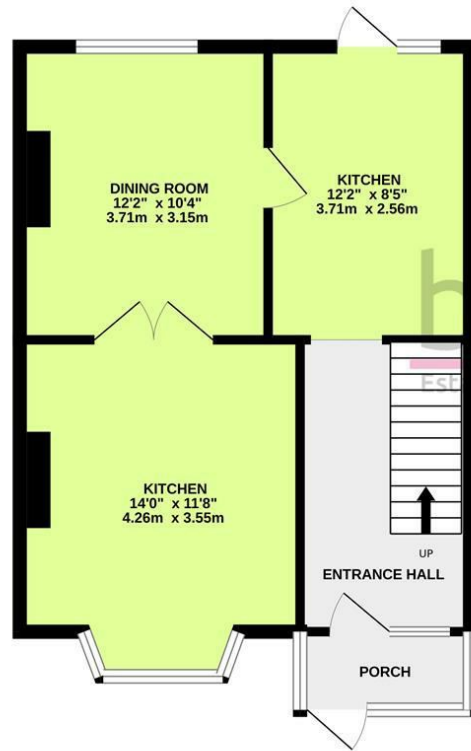
Council tax band: Band C

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  
 481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR  
 447 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 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>		<b>79</b>
(55-68) <b>D</b>	<b>58</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



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