



22 Providence Terrace, Worthing, BN11 2DA

Price £335,000

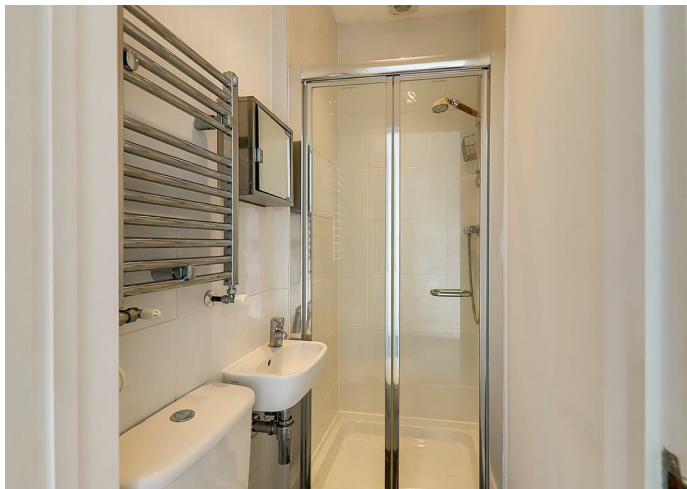
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A CHAIN FREE older style end of terrace house with three bedrooms all with ensuites, situated on the edge of town within a few hundred yards from local shops and transport links. The accommodation is spread over three floors and includes, through Lounge/diner, fitted kitchen, ground floor cloakroom, first floor landing, one double bedroom with an ensuite bathroom, single bedroom with ensuite shower room, stairs rising to second floor, main bedroom with a further ensuite bathroom. Front and rear gardens. Viewing is highly recommended.

- Town Centre Location
- 27Ft Lounge / Diner
- Double Glazed
- Gas Central Heating
- Over Three Floors
- Three Ensuites
- Courtyard Garden
- Chain Free





Double glazed front door opening to;

Entrance Hall

Wood effect laminate flooring. Staircase rising to the first floor. Door to lounge/dining room.

Lounge/Dining Room

8.32 x 3.5 (27'3" x 11'5")

Double glazed windows to front and rear. Three radiators. Wood effect laminate floor. Wall mounted central heating thermostat. Access to kitchen. Under stairs cupboard. Further door giving access to downstairs Wc. Inset spotlights.

Cloakroom/Wc

Low level flush Wc. Pedestal wash hand basin with mixer tap and tiled splash back. wall mounted extractor fan. Inset spotlights.

Kitchen

3.36 x 2.18 (11'0" x 7'1")

Range of matching eye level and base units. Laminate work surface with inset sink and drainer with mixer tap over. Cupboard concealing boiler. Inset electric four ring hob with extractor over and oven under. Space for washing machine and freestanding fridge/freezer. Part tiled walls. Tiled floor. Double glazed window overlooking rear garden. Additional double glazed window and door to side. Inset spotlights.

First Floor Landing

Radiator. Inset spotlights. Door leading to the second floor.

Bedroom Two

3.3 x 3.5 (max) (10'9" x 11'5" (max))

Double glazed window. Radiator. Inset spotlights. Door to;

Ensuite Bathroom/Wc

Comprising of a white suite with panelled bath with glass shower screen and wall mounted shower attachment. Low level flush w.c. Pedestal wash hand basin. Wall mounted radiator. Cupboard housing hot water tank. Further smaller cupboard. Part tiled walls. Wood effect floor. Extractor fan. Double glazed window. Inset spotlights.

Bedroom Three

5.1 (max) x 1.7 (max) (16'8" (max) x 5'6" (max))

Double glazed window. Radiator. Inset spotlights. Door to:-

Ensuite Shower Room

Comprising of step in shower cubicle with wall mounted shower attachment and glass shower screen. Low level flush w.c. Part tiled walls. Radiator. Extractor fan. Inset spotlights.

Inner Hall

Radiator. Stairs rising to second floor.

Bedroom One

5.2 x 3.5 (max) (17'0" x 11'5" (max))

Double glazed window. Radiator. Cupboard allowing ample storage space. Further eaves storage cupboard. Access to ensuite bathroom. Levelled ceiling with inset spotlights.

Ensuite Bathroom/Wc

Comprising of a white suite with panelled bath with glass screen and wall mounted shower attachment, low level flush wc and pedestal wash hand basin. Wall mounted radiator. Tiled walls and wood effect floor. Inset spotlights.

Rear Garden

Enclosed partly by fencing and brick. Paved for low maintenance.

Front Garden

Enclosed by low wall with path leading to front door. Block paved for ease of maintenance.

Required Information

Council tax band: B

Draft version:1

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





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		
(55-68) D	66	77
(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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