



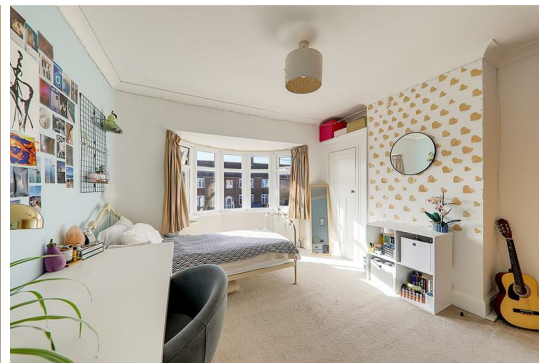
68 Shandon Road, Broadwater, Worthing, BN14 9DX
Guide Price £425,000

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Estate and letting agents



An extended three to four bedroom terraced family home situated within a highly sought after road forming part of the Broadwater catchment area, close to local shops, schools and mainline railway station. The accommodation consists of a covered porch, reception hall, lounge, dining room, kitchen, family room, ground floor cloakroom, first floor landing, two first floor double bedrooms, bedroom four/office, family bathroom/w.c, second floor landing, principle bedroom with en-suite shower room, private driveway and rear garden.

- Terraced Family Home
- Highly Sought After Road
- Three to Four Bedrooms
- Two Bathrooms
- Ground Floor Cloakroom
- Three Reception Areas
- Private Driveway
- Presented To High Standard



Covered Porch

Obscure glass double glazed door leading to the reception hall.

Reception Hall

3.68m x 1.83m (12'1 x 6'0)

West aspect obscure glass double glazed window. Radiator. Stripped and stained wood floorboards. Central heating programmer and thermostat. Staircase to first floor landing with an understairs storage cupboard.

Lounge

4.14m into bay x 3.71m (13'7 into bay x 12'2)

West aspect via a double glazed bay window with fitted blinds. Feature fireplace having raised hearth, surround and mantle over. Two radiators. Dimmer switch. Stripped and stained wood floorboards. Coved ceiling. Opening to dining room.

Dining Room

4.19m x 3.10m (13'9 x 10'2)

East aspect via double glazed sliding patio doors. Chimney breast with display alcove and tiled hearth. Radiator. Stripped and stained wood floorboards. Coved ceiling.

Kitchen

3.05m x 2.39m (10'0 x 7'10)

Fitted suite comprising of a one and a half bowl single drainer sink unit with mixer taps and having storage cupboards below. Areas of worksurfaces offering additional cupboards and drawers under. Matching shelved wall units. Four ring inset hob with extractor hood over and fitted oven and grill below. Space for upright fridge freezer and two further appliances. Part tiled walls. Wood laminate flooring. Coved ceiling. Double glazed window and door to the family room.

Family Room

4.45m x 2.39m (14'7 x 7'10)

East aspect via double glazed windows and bi-folding doors to the rear garden. Built in storage cupboard.

Tiled flooring. Radiator. Levelled ceiling with spotlights and feature roof lantern.

Ground Floor Cloakroom

1.24m x 0.84m (4'1 x 2'9)

Push button WC. Wall mounted wash hand basin with mixer taps. Wall mounted central heating boiler. Tiled walls. Tiled flooring. Levelled ceiling with spotlight. Obscure glass double glazed window.

First Floor Landing

Staircase to second floor landing. Doors to all first floor rooms.

Bedroom Two

4.58m into bay x 3.51m (15'0" into bay x 11'6")

West aspect via a double glazed bay window. Two radiators. Levelled and coved ceiling. Built in shelved storage cupboard.

Bedroom Three

3.66m x 3.10m (12'0 x 10'2)

East aspect via double glazed windows. Radiator. Decorative fireplace. Built in storage cupboard. Levelled ceiling.

Bedroom Four / Office

1.98m x 1.68m (6'6 x 5'6)

West aspect double glazed windows with fitted blinds. Radiator. Dimmer switch. Coved and textured ceiling.

Family Bathroom/W.C

2.74m x 2.39m (9'0 x 7'10)

Fitted suite comprising of a panelled Jacuzzi bath having mixer taps with shower attachment. Step in shower cubicle with shower unit and tiled surround. Concealed push button WC. Wash hand basin with mixer taps and storage cupboard below. Wall mounted mirror with downlights. Ladder design radiator. Fully tiled walls. Tile effect vinyl flooring. Levelled ceiling with spotlights. Built in linen cupboard with slatted shelving and water tank. Two obscure glass double glazed windows.

Second Floor Landing

West aspect velux window. Levelled and coved ceiling.

Bedroom One

4.72m x 3.02m (15'6 x 9'11)

Dual aspect via a West facing Velux window and East facing double glazed windows. Radiator. Dimmer switch. Built in wardrobe. Eaves storage cupboard. Levelled and coved ceiling with spotlights.

En-Suite Shower Room/W.C

2.13m x 1.78m (7'0 x 5'10)

Fitted suite comprising of a step in double shower cubicle having shower unit and tiled surround. Pedestal wash hand basin with mixer taps and having tiled splashback. Mirror with spotlights over. Low level WC. Ladder design radiator. Built in shelved storage cupboard. Levelled and coved ceiling with extractor fan. Obscure glass double glazed window.

OUTSIDE

Private Driveway

Brick block paved private driveway providing off street parking. Decorative slate borders to either side.

Rear Garden

A further feature of the property with the first area of garden being paved to the rear and full width of the home. The majority of garden is then laid to lawn with flower and shrub borders. Paved patio area. Raised wood decked patio area with space for garden table and chairs. Wooden storage shed. Gate providing rear pedestrian access.

Council Tax

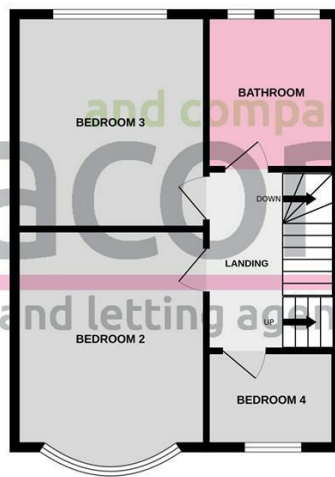
Council Tax Band C



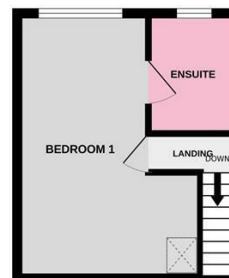
GROUND FLOOR



1ST FLOOR



2ND 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	70	75
(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.



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT
01903 524000

broadwater@baconandco.co.uk

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