



76 Sompting Road, Worthing, BN14 9EP  
Guide Price £315,000

and company  
**bacon**  
Estate and letting agents





A two bedroom mid terrace family home with well presented front and rear gardens. Briefly the accommodation comprises: entrance lobby, 22'1 lounge / dining room, kitchen, landing, two bedrooms and a modern bathroom/wc. Externally, there are front and rear gardens. Located within close proximity to local schools, shops, parks and amenities with convenient access to the A27.

- Terrace Family Home
- Well Presented Garden
- Two Bedrooms
- 22'1 Lounge/Dining Room
- Modern Bathroom & Shower Room
- Popular Broadwater Location
- Close to Local Schools, Shops & Amenities
- EPC to Follow









### Lobby

Half panelled wall. Tiled floor. Double glazed composite door to:

### Lounge/Dining Room

6.73m x 3.99m (22'1 x 13'1)

Double glazed windows to front and rear. Two radiators. Two ceiling rose. Feature brick built chimney breast. Understairs storage cupboard.

### Kitchen

3.38m x 2.46m (11'1 x 8'1 )

Roll edge worksurfaces having inset 1 1/2 bowl stainless steel sink with extendable hose mixer tap and draining board. Four ring "logik" electric hob with concealed extractor fan above. Space and plumbing for washing machine. Space and plumbing for dishwasher. Integrated undercounter fridge and freezer. Tiled splash back. Tiled floor. Matching range of cupboards, draws and eye level wall units. Two double glazed windows to side. Double glazed door to rear garden.

Stairs from lounge/dining room to:

### Landing

Access hatch to loft. Split level.

### Bedroom one

3.99m x 3.63m (13'1 x 11'11)

Double glazed window to front. Radiator. Ceiling rose. Panelled wall.

### Bedroom two

2.92m x 2.49m (9'7 x 8'2 )

Double glazed window. Radiator.

### Bathroom/WC

3.35m x 2.46m (11 x 8'1)

White suite comprising corner panelled bath with mixer tap and hand held shower attachment. Separate step in shower tray with glazed screen, wall mounted controls and rainfall shower over. Vanity unit with wash hand basin and mixer tap. Wall mounted LED mirror. Ladder style towel rail. Extractor fan. Inset ceiling spot lighting. Built in shelved linen cupboard. Double glazed window.

### Outside

#### Rear garden

Block paved patio with space for outdoor furniture. Rest being laid to lawn. Borders of mature shrubs and bushes. Outside tap. Six foot fence around. Timber built shed.

#### Outside storage

Brick built wall mounted combination boiler supplying gas central heating and hot water.

#### Front Garden

Formal wall to front. Block paved for ease and maintenance. Borders of mature shrubs and bushes.

#### Tenure & Council Tax Band

Tenure: Freehold

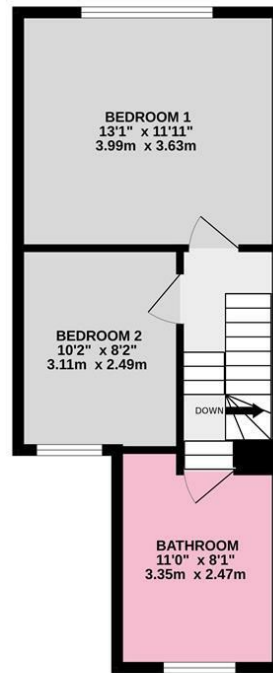
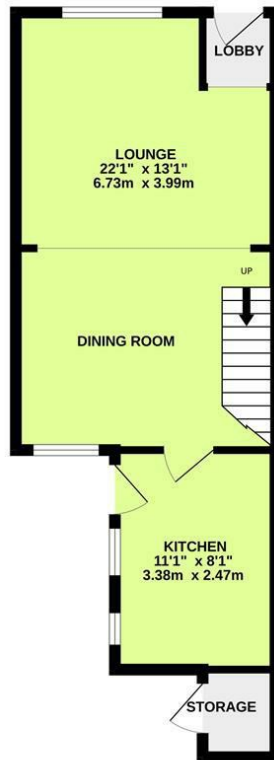
Council tax band: Band B

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



GROUND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.

1ST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



and company  
**bacon**  
Estate and letting agents

TOTAL FLOOR AREA: 771 sq.ft. (71.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 C2025.

and company  
**bacon**  
Estate and letting agents

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 69                         | 78        |
| (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<br>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