



58 Beaumont Road, Worthing, BN14 8HD  
Guide Price £420,000

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A three bedroom end terraced house situated within the sought after catchment area of Broadwater, close to local shops, schools and mainline railway station. The accommodation consists of a reception hall, lounge, conservatory, dining room, kitchen, three bedrooms, shower room/w.c, loft, garage, front and rear gardens.

- End Terraced Family Home
- Broadwater Catchment
- Three Bedrooms
- Good Sized Rear Garden
- Re-Fitted Shower Room
- Updated Gas Heating & Re-Wiring
- Garage to Rear
- No Onward Chain









#### Enclosed Entrance Porch

1.96m x 0.84m (6'5 x 2'9)

Accessed via a double glazed front door. South, west and North aspect double glazed windows. Tiled flooring. Brick base. Wall light. Composite door to the reception hall.

#### Reception Hall

5.18m x 2.03m (17'0 x 6'8)

South and West aspect leaded light double glazed windows. Radiator. Wood laminate flooring. Central heating thermostat. Levelled ceiling. Staircase to first floor landing with an understairs storage cupboard (with light and double glazed window).

#### Lounge

4.19m x 3.94m (13'9 x 12'11)

West aspect via leaded light double glazed windows. Wood laminate flooring. Radiator. Levelled ceiling with spotlights.

#### Dining Room

3.96m x 3.66m (13'0 x 12'0)

East aspect via double glazed sliding doors to the conservatory. Fireplace with raised tiled hearth, surround and mantle over. Radiator. Wood laminate flooring. Levelled and coved ceiling with spotlights.

#### Conservatory

2.92m x 2.72m (9'7 x 8'11)

Triple aspect via East, North and South aspect double glazed windows. Pitched polycarbonate roof. Wood effect vinyl flooring. Double glazed door to the rear garden.

#### Kitchen

3.68m x 2.54m (12'1 x 8'4)

Fitted suite comprising of a one and a quarter bowl single drainer unit with mixer taps



and storage cupboards below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Four ring induction hob with fitted oven and grill below. Space for washing machine and upright fridge/freezer. Part tiled walls. Wood effect vinyl flooring. East aspect double glazed window and door to rear garden.

#### First Floor Landing

2.59m x 2.31m (8'6 x 7'7)

South aspect obscure glass double glazed window. Built in storage cupboard housing the homes wall mounted central heating boiler. Access to loft space. Doors to all first floor rooms.

#### Bedroom One

4.22m x 3.63m (13'10 x 11'11)

Fitted bedroom wardrobes and storage to the length of the room. Part wood panelled and feature wall. Radiator. Levelled ceiling with spotlights.

#### Bedroom Two

3.94m x 3.63m (12'11 x 11'11)

West aspect via leaded light double glazed windows. Two double fitted bedroom wardrobes with each having storage cupboard over. Radiator. Wood laminate flooring. Textured ceiling with spotlights.

#### Bedroom Three

2.95m x 2.59m (9'8 x 8'6)

West aspect leaded light double glazed windows. Radiator. Textured ceiling with spotlights.

#### Shower Room/W.C

2.59m x 1.80m (8'6 x 5'11)

Modern fitted suite comprising of a walk in double shower cubicle with tiled surround, shower head and shower attachment. Wall mounted wash hand basin having mixer



taps, drawers below and tiled splashback. Push button w.c. Ladder design radiator. Levelled ceiling with spotlights and extractor fan. Two obscure glass double glazed windows.

#### OUTSIDE

##### Front Garden

Laid to lawn with a pathway to the front door.

##### Rear Garden

With the first area of garden being paved to the rear of the home offering space for garden table and chairs and with an outside water tap. The majority of garden is then laid to shaped lawn with a pathway leading to the garage and a rear pedestrian gate.

##### Garage

Detached garage under a pitched roof and accessed via Marlowe Road.

##### Council Tax

Council Tax Band C



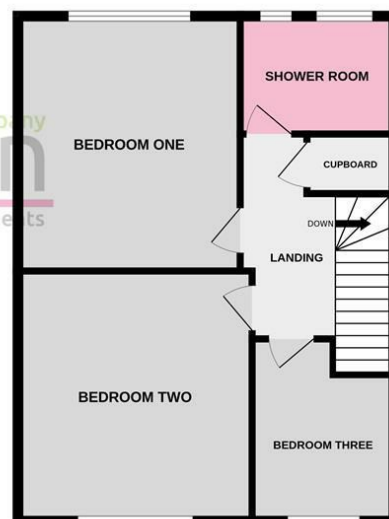




GROUND FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</b>	
(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 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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