



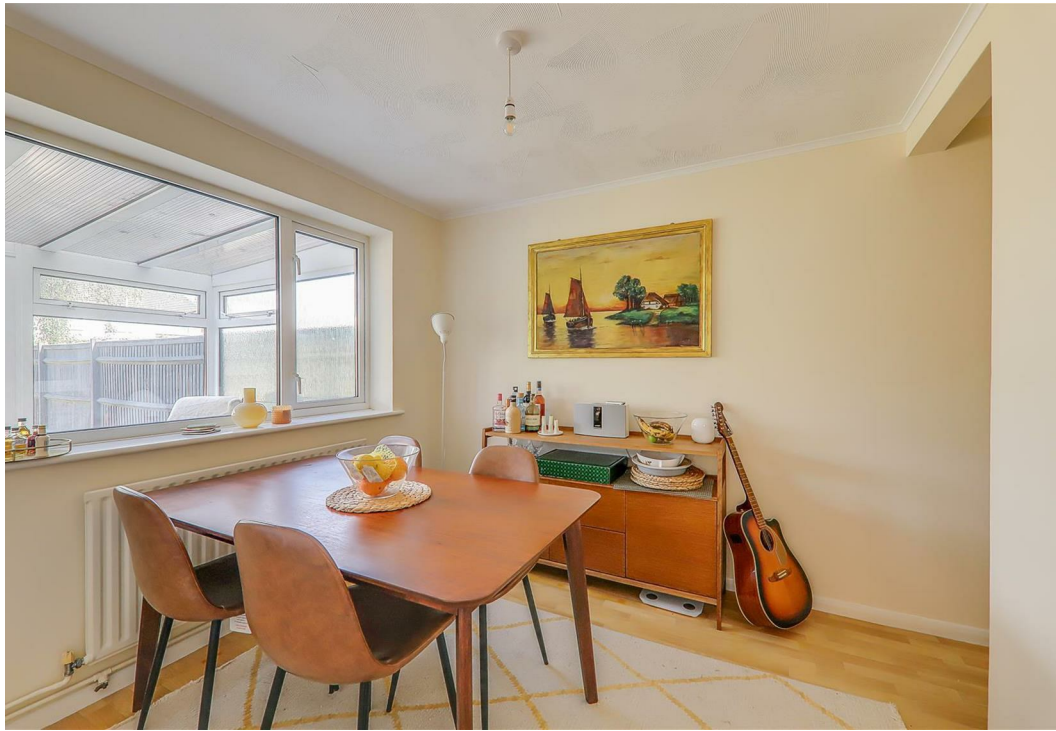
54 Upton Road, Worthing, BN13 1BZZ
Guide Price £350,000

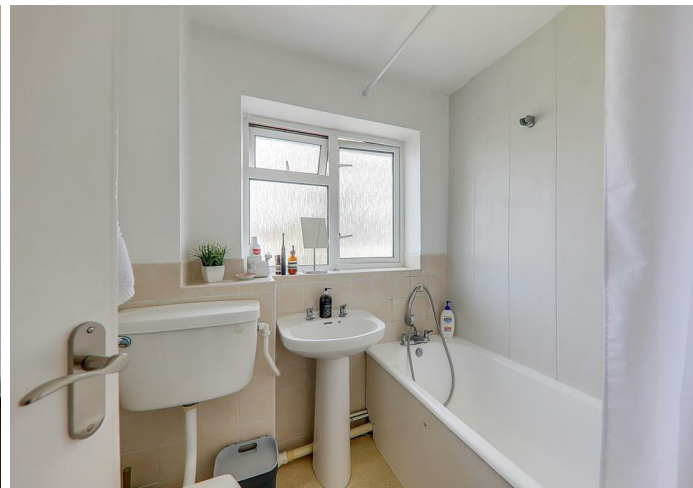
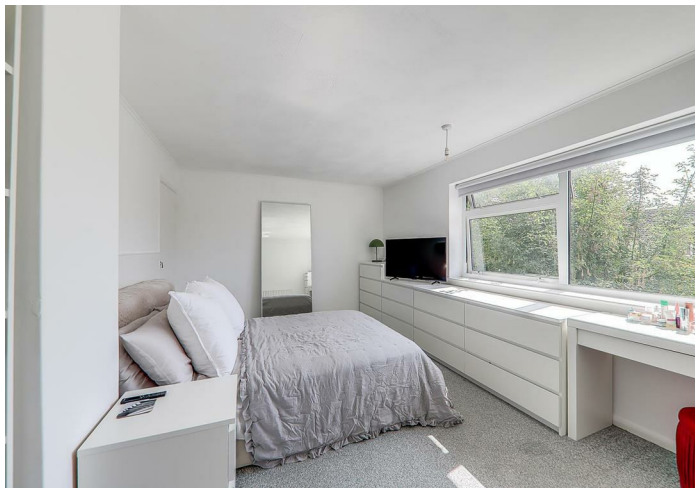
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A two double bedroom semi detached house situated within the sought after catchment area of Tarring, close to local shops, schools and mainline railway station. The accommodation consists of an enclosed entrance porch, reception hall, lounge, dining room, kitchen, conservatory, first floor landing, two bedrooms, loft, garage in compound, front and rear gardens.

- Semi Detached House
- Two Double Bedrooms
- Tarring Catchment
- Double Glazed Conservatory
- Gas Central Heating
- Fitted Kitchen & Bathroom
- Garage In Compound
- No Onward Chain





Enclosed Entrance Porch

2.16m x 0.69m (7'1 x 2'3)

Accessed via a double glazed sliding door. North, West and South facing double glazed windows. Tile effect vinyl flooring. Inner part glazed door to reception hall.

Reception Hall

1.85m x 1.78m (6'1 x 5'10)

West aspect single glazed window. Radiator. Central heating thermostat. Wood effect vinyl flooring. Textured ceiling. Staircase to first floor landing with an understairs storage cupboard with enough space for an upright fridge/freezer. Doors to lounge and kitchen. There is also an inner hallway linking the lounge and dining room which offers an additional understairs storage cupboard.

Lounge

3.96m into bay x 4.93m (13'0 into bay x 16'2)

South aspect via a double glazed bay window. Open fireplace with raised hearth, brick surround and mantle over. Radiator. Coved and textured ceiling.

Dining Room

2.67m x 2.59m (8'9 x 8'6)

North aspect double glazed windows. Radiator. Wood effect vinyl flooring. Coved and textured ceiling.

Kitchen

2.74m x 2.16m (9'0 x 7'1)

Fitted suite comprising of a single drainer sink unit with mixer taps and having storage cupboard and space for slimline dishwasher below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Space for cooker and further appliance. Part tiled walls. Wall mounted boiler (new in 2021). Wood effect vinyl flooring. Textured ceiling. West aspect double glazed window. Double glazed door to conservatory.

Conservatory

4.50m x 2.26m (14'9 x 7'5)

Triple aspect via North and West facing double glazed windows set on a brick base. East aspect obscure glass double glazed windows. Pitched polycarbonate roof. Wood effect vinyl flooring. Power. Electric heater. Double glazed French doors to the rear garden.

First Floor Landing

2.87m x 1.14m (9'5 x 3'9)

West aspect double glazed windows. Built in linen cupboard. Textured ceiling with access to loft space via a new ladder in 2023 and with the loft area having power and light. Doors to all first floor rooms.

Bedroom One

4.93m x 3.28m (16'2 x 10'9)

South aspect via double glazed windows. Built in wardrobe. Radiator. Coved and textured ceiling.

Bedroom Two

3.56m x 2.72m (11'8 x 8'11)

North aspect double glazed windows. Built in wardrobe. Radiator. Textured ceiling.

Bathroom/W.C

1.93m x 1.65m (6'4 x 5'5)

Fitted suite comprising of a panelled bath with mixer taps having shower attachment. Pedestal wash hand basin. Low level w.c. Part tiled walls. Radiator. Obscure glass double glazed window.

OUTSIDE

Front Garden

Laid to lawn. Pathway to the home's front door. Side wooden gate to the rear garden.

Rear Garden

With the first area of garden being laid to wood decking to the full width of the property in October 2024 and offers ample space for garden table and chairs. The remainder of garden is then laid to lawn.

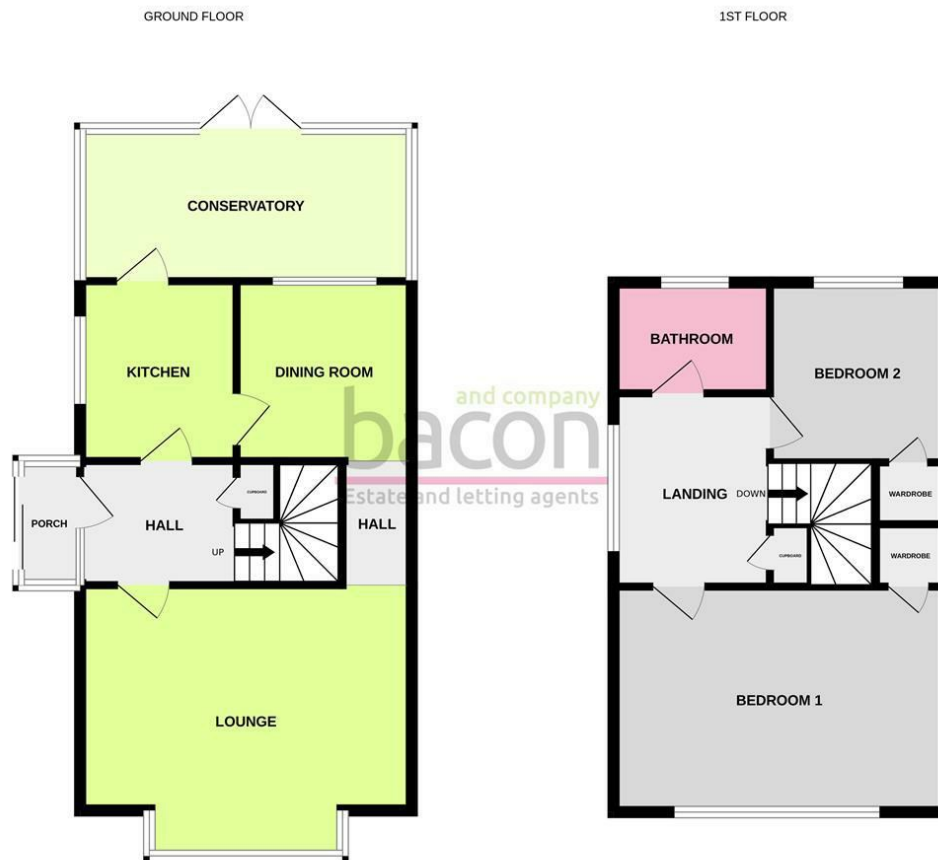
Garage In Compound

Accessed via a service road within Upton Road (to the left of the property as you look at the front. Brick built with up and over door. NB: Yellow garage door. Garage roof replaced November 2024 and also new cables for the garage door in 2017.

Council Tax

Council Tax Band C





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		
(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