



177 Pavilion Road, Worthing, BN14 7EP
Offers Over £375,000

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We are delighted to offer for sale this extremely well presented three bedroom end of terrace period family home, well positioned in this popular location close to Worthing train station.

In brief the property consists of open plan kitchen & living areas on the ground floor with original features including wooden floorboards, picture rails too, on the first floor you have two spacious double bedrooms, a large single or home office depending on your personal preference & a modern fitted family bathroom.

Externally you have both front & rear garden, the rear garden is a real suntrap being south facing, there is also the added benefit of no ongoing chain.

- End Of Terrace Family Home
- Three Bedrooms
- Open Plan Living Accomodation
- Modern Fitted Family Bathroom
- South Aspect Rear Garden
- No On-Going Chain
- Popular School Catchment Area
- Close To Worthing Train Station





Entrance Hallway

Wooden floor, stairs to first floor landing, dado rail, access to understairs storage cupboard.

Open Plan Lounge / Kitchen / Dining Room

Lounge:

Wooden floor, single radiator, recessed cupboards, recessed shelving, double glazed window television point.

Dining Room:

Wooden floor, recessed cupboards, hanging pendant light fitting, double doors opening into rear garden.

Kitchen:



Tiled floor, square edge solid wooden worktops with cupboards below & matching eye level cupboards, space for undercounter fridge, inset gas burning hob with extractor fan above, inset porcelain sink unit with single drainer & mixer tap, double glazed window, integrated eye level double oven and microwave oven, single radiator.

First Floor Landing

Wooden floor, lift hatch access.

Family Bathroom

Painted wooden floor, panel enclosed bath with wall mounted electric shower above, low flush WC, single radiator, double glazed window, hand wash basin with mixer tap.

Master Bedroom

Wooden floor, double glazed window, single radiator, fitted wardrobe.



Bedroom Two

Wooden floor, single radiator, double glazed window.

Bedroom Three

Wooden floor, single radiator, double glazed window.

Externally

Front Garden

Mainly laid to patio with various shrub borders, dwarf wall enclosed, pathway to front door.

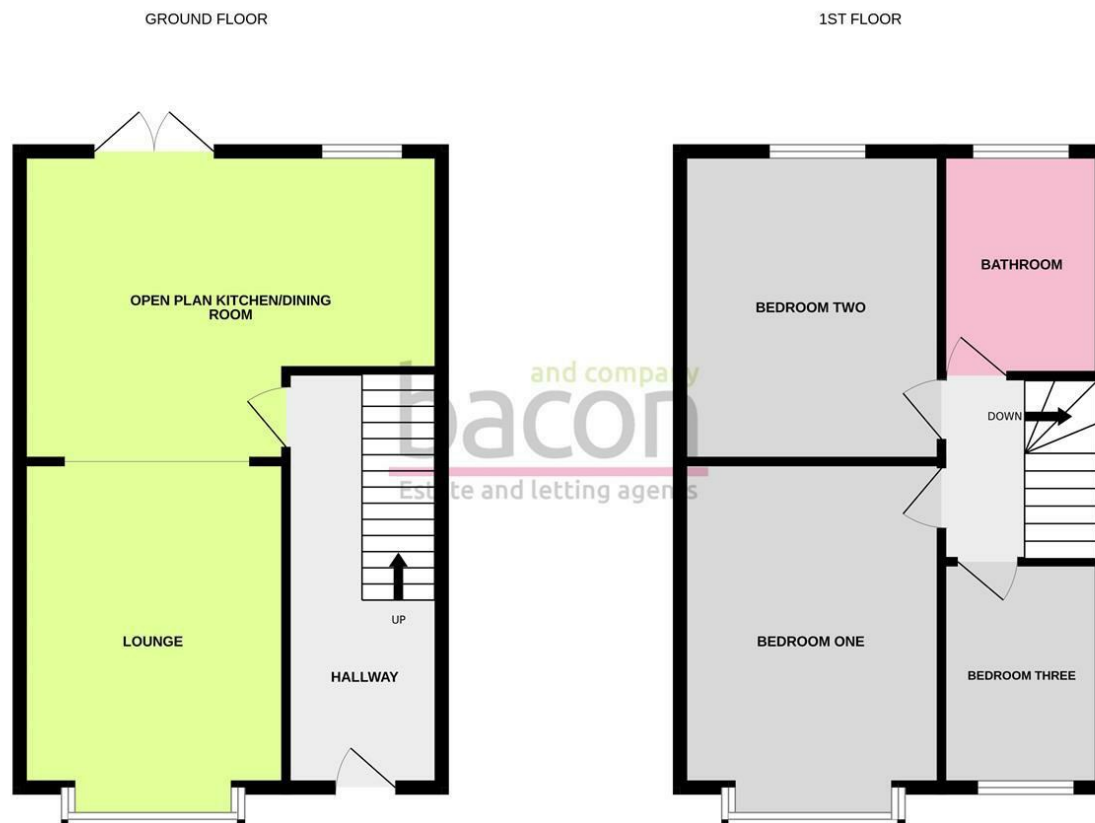
Rear Garden

Steps down to patio area, raised timber built decked area, lawned area, various flower & shrub borders, timber built storage shed.

Council Tax

Band B





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		80
(55-68) D	65	
(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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