



20 Southfield Road, Worthing, BN14 9EH  
Guide Price £350,000

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Welcome to this charming terrace period home located on Southfield Road in the delightful town of Worthing. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two cosy bedrooms, there is ample space for a small family or guests to stay over comfortably.

The house features a well-maintained bathroom, ensuring your daily routines are both convenient and enjoyable. The south aspect rear garden is a true gem, offering a lovely outdoor space where you can bask in the sunshine or enjoy a cup of tea in the fresh air.

One of the advantages of this property is that it comes with no on-going chain, making the buying process smoother and more straightforward for you. Whether you are looking for a new

- Terraced Period House
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen & Bathroom
- South Facing Rear Garden
- PVCU Double Glazed & Gas Central Heated
- No On-Going Chain
- Popular Broadwater Location









### Entrance Hallway

Private front door, carpeted floor, single radiator, dado and picture rails, textured ceiling with coving, stairs to first floor landing.

### Separate Reception Room

3.33m x 3.66m (10'11 x 12'00)

Laminate flooring, PVCU double glazed bay window, feature fireplace with attractive surround, various power points, single radiator, skimmed ceiling with spotlights and coving.

### Second Reception Room

4.27m x 3.18m (14'00 x 10'05)

Vinyl flooring, various power points, feature fireplace with attractive surround, single radiator, television point, PVCU double glazed window, access to understairs storage cupboard housing wall mounted electric fuseboard and meter, skimmed ceiling.



### Fitted Kitchen

2.67m x 3.58m (8'09 x 11'09)

Vinyl flooring, two PVCU double glazed windows, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, space and provision for washing machine, space for fridge freezer, built in oven with hob above and extractor fan over, inset one and a half bowl porcelain sink unit with mixer tap and single drainer, wall mounted Ideal combination boiler, skimmed ceiling with spotlights.

### First Floor Landing

Carpeted floor, loft hatch access, textured ceiling with coving.

### Master Bedroom

4.32m x 3.38m (14'02 x 11'01)

Carpeted floor, various power points, PVCU double glazed window, skimmed ceiling with coving, fitted storage cupboard with hanging rail and shelving, single radiator, feature fireplace.



### Bedroom Two

3.43m x 2.77m (11'03 x 9'01)

Carpeted floor, recessed shelving, feature fireplace, PVCU double glazed window, skimmed ceiling with coving.

### Family Bathroom

2.67m x 3.66m (8'09 x 12'00)

Vinyl flooring, fitted double width shower cubicle having an integrated power shower, free-standing bath with mixer tap, low flush WC, contemporary hand wash basin with vanity unit below, fully tiled walls, ladder style heated towel rail, PVCU double glazed obscured glass window, skimmed ceiling.

### Externally

#### Front Garden

Mainly laid to shingle, dwarf wall enclosed, pathway to front door, bush to the front for privacy.

#### Rear Garden

Patio area stepping onto lawned area having various flower & shrub borders, fence and wall enclosed, gated rear access.

### Council Tax

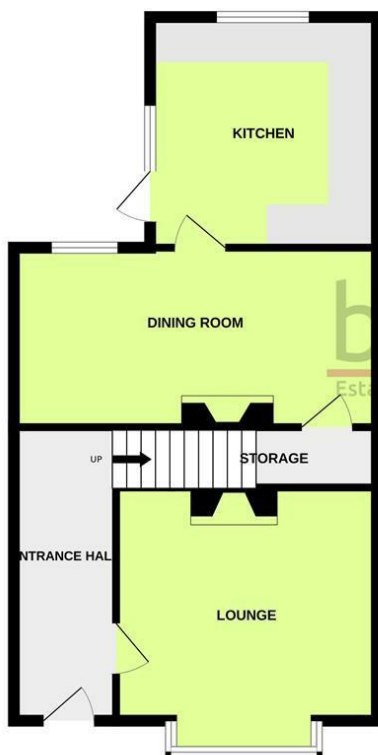
Band B







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>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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.



baconandco.co.uk

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

01903 524000

broadwater@baconandco.co.uk