



90 Canterbury Road, Worthing, BN13 1AN

Price £395,000

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Popular three bedroom semi-detached family house with private drive to garage situated in this favoured area of Tarring, being close to West Worthing mainline railway station. The accommodation briefly comprises: entrance hall, 26' lounge/diner, modern kitchen, three bedrooms and modern bathroom/wc. Benefits include gas fired central heating and double glazed windows. CHAIN FREE. Externally there is a private drive to detached garage and enclosed front and rear gardens.

- Chain free
- Semi-detached house
- Three bedrooms
- Gas central heating
- Double glazing
- Private drive
- Garage
- Secluded garden





Double glazed front door leading through to :

Entrance hall

Double glazed window. radiator. Understairs storage cupboard.

Lounge/diner

7.98m x 3.58m (26'2 x 11'9)

Double aspect with double glazed windows. Two radiators. Sliding double glazed patio doors leading out to garden.

Kitchen

3.48m x 2.24m (11'5 x 7'4)

Half tiled. Modern fitted kitchen comprising of roll top working surfaces with inset one and a half bowl stainless steel sink unit. Base units having cupboards and drawers. Matching eye level wall units. Fitted electric oven with four ring gas hob above and chimney style extractor cooker hood. Space for fridge /freezer. Plumbing for washing machine. 'Ideal' wall mounted gas fired boiler supplying hot water and central heating. Double glazed window.

stairs from entrance hall leading upto:

First floor landing

Access via folding ladder to loft space. Insulated with light.

Bedroom 1

4.29m x 3.35m (14'1 x 11')

Double glazed window . Radiator.

Bedroom 2

11'2 x 11'8

Double glazed window . Radiator.

Bedroom 3

2.59m x 1.96m (8'6 x 6'5)

Double glazed window . Radiator.

Bathroom/wc

Fully tiled. Modern white suite comprising panelled bath with mixer tap. Separate step in fully enclosed glazed shower cubicle with independent shower . Pedestal wash hand basin. Close coupled wc. Vertical chrome radiator/towel rail. Double glazed window.

Outside

Private driveway

Parking for a couple of vehicles leading to :

Detached garage

Double doors. Power and light. Personal door from rear garden.

Front garden

Walled with majority being laid to lawn. Side gate through to:

Rear Garden

Enclosed rear garden with 6ft fencing. Paved patio with majority laid to lawn. Outside water tap.

Required Information

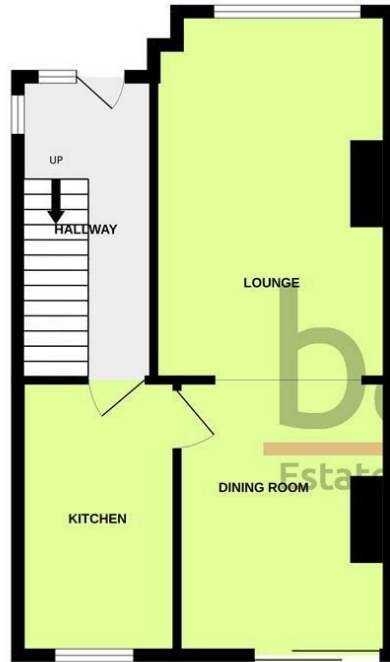
Council tax band: D

Draft version: 1

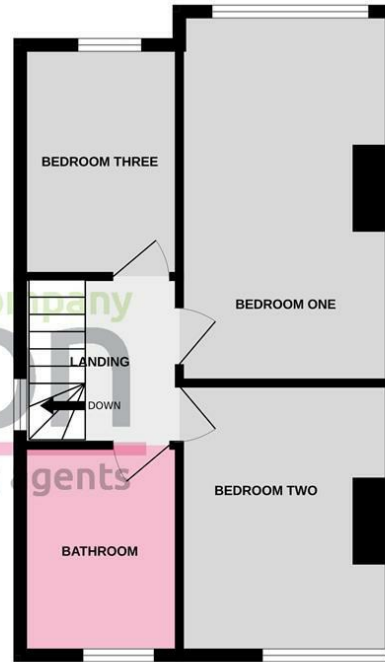
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR



1ST FLOOR



90 CANTERBURY ROAD

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		87
(81-91) B		
(69-80) C	69	
(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



baconandco.co.uk

72 Goring Road, Goring-by-sea, Worthing, West Sussex, BN12 4AB

01903 520002

goring@baconandco.co.uk

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