



29 Palatine Road, Worthing, BN12 6JR  
Asking Price £375,000

and company  
**bacon**  
Estate and letting agents

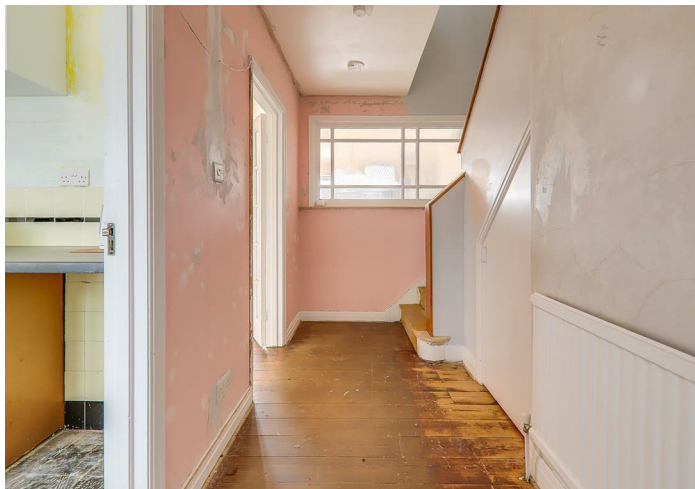


Deceptively spacious three bedroom semi-detached house standing on a good size plot featuring a 90ft south facing garden and private drive to garage with car port. The property is now in need of updating but has the benefit of gas fired central heating with boiler replaced in 2010, new bathroom/wc installed in 2018 with the soffits and fascia's replaced in 2019. The property offers great potential and ideally lends itself to a full width extension. The accommodation briefly comprises of : entrance hall, ground floor cloakroom, kitchen/breakfast room, south facing lounge /diner, three double bedrooms and bathroom/wc. CHAIN FREE

Externally there is a private drive with double wooden gates leading to car port and garage. Front garden laid to lawn. Feature 90ft South facing rear garden laid to lawn.

- Semi-Detached House
- Three Double Bedrooms
- In Need Of Renovation
- Driveway
- Car Port & Garage
- Popular Location
- 90ft South Facing Garden
- Chain Free





Glazed sliding door leading to:

#### Entrance Porch

Quarry tiled floor. Part glazed door leading into:

#### Entrance Hall

#### Cloakroom

Wash hand basin. Low level wc. Radiator. Double glazed window.

#### Kitchen/Breakfast room

3.48m into recess x 3.23m (11'5 into recess x 10'7 )  
Part tiled. roll top work surface with inset single drainer stainless steel sink unit. Mixer taps. Range of base units comprising cupboards and drawers. Space and plumbing for washing machine and dishwasher. Radiator. Double glazed window. Recessed ceiling spotlighting. Part glazed door to LOBBY with double glazed door leading out to car port.

#### South facing Lounge/Diner

5.99m x 4.93m (19'8 x 16'2 )  
Open tiled fireplace. Two radiators. Double glazed windows. Double glazed french doors to garden.



stairs from entrance hall to :

#### First Floor Landing

Access to loft space via folding ladder.

#### Bedroom 1

14'3 x 11'4  
Double glazed window. Radiator.

#### Bedroom 2

3.73m x 3.10m into recess (12'3 x 10'2 into recess )  
Recessed shelved storage cupboard. Radiator. Double glazed window.

#### Bedroom 3

3.10m x 2.36m (10'2 x 7'9 )  
Radiator. Double glazed window.

#### Bathroom/wc

Fully tiled walls and floor. White suite comprising of step in shower cubicle with glazed folding doors and chrome shower shower. Close coupled wc. Wash hand basin. Cupboard housing 'Worcester' gas fired boiler and lagged hot water tank with immersion heater. Double glazed window. Recessed ceiling spotlighting. Radiator.



#### Outside

#### Front garden

Majority laid to lawn with gravelled area. Flower borders with mature shrubs.

#### South facing rear garden

90ft South facing rear garden. Although of good size easy to maintain with majority laid to lawn. Full width quarry tiled patio. Flower borders with flower and shrub borders.

#### Private Drive

Private drive with standing for 2/3 vehicles having double wooden gates leading thru to:

#### Car Port

11'5 x 11'7  
two recessed storage cupboards. Car port leads through to :

#### Attached Garage

4.93m x 2.87m (16'2 x 9'5 )  
Brick built. Power and light. Personal door out to garden.



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>                            |           |                         |
| (69-80) <b>C</b>                            |           | <b>72</b>               |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            | <b>50</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.

