



43 Vancouver Road, Worthing, BN13 2TQ

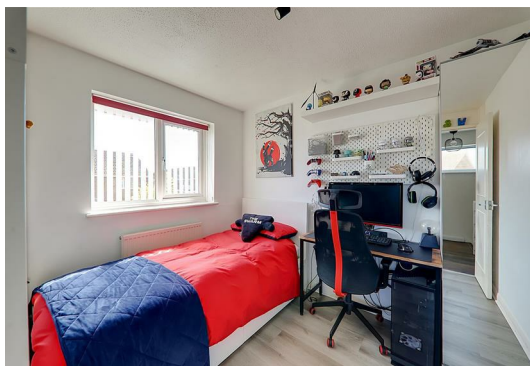
Price £375,000

and company
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Estate and letting agents



A well presented three bedroom semi detached family home. The accommodation in brief comprises of an entrance hall, front facing living room, dining area to the rear, kitchen, conservatory, first floor landing, three bedrooms and a family bathroom. Externally the property benefits from one of the larger plots on the road with the potential to extended the property the the side (STPP) and a stunning landscaped garden with a fully insulated garden office and access to the garage.

- Three Bedrooms
- Semi-Detached
- Large Corner Plot
- South Facing Landscaped Garden
- Popular Location
- Potential To Add To The Property
- Garage
- Garden Office
- Brilliant Family Home
- Viewing Highly Recommended





Enclosed Entrance Porch

Accessed via a part glazed wooden front door. West aspect obscure glass window. Tiled flooring. Inner door to lounge.

Lounge

4.42 x 4.32 (14'6" x 14'2")

Dual aspect via North and East facing double glazed windows. Radiator. Textured ceiling. Newly carpeted stairs to first floor landing. Opening to dining room.

Dining Room

3.12 x 2.36 (10'2" x 7'8")

South aspect via double glazed windows. Radiator. Understairs storage cupboard. Textured ceiling. Double glazed sliding door to conservatory.

Kitchen

1.98 x 3.28 (6'5" x 10'9")

Fitted suite comprising of a single drainer sink unit having mixer taps and storage cupboards below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Space for cooker and under counter fridge/freezer and further appliance. Part tiled walls. Textured ceiling with spotlights. South aspect double glazed window and door to rear garden.

Conservatory

2.41 x 3.78 (7'10" x 12'4")

Dual aspect via East facing double glazed windows and South facing double glazed sliding doors onto rear garden. Tiled flooring. Pitched polycarbonate roof.

First Floor Landing

East aspect double glazed window. Textured ceiling with access to insulated and part boarded loft space with light point via a pull down ladder. Doors to all first floor rooms.

Bedroom One

2.51 x 4.17 (8'2" x 13'8")

North aspect via double glazed window offering views across to The Downs beyond. Built in double wardrobe. Built in cupboard. Radiator. Textured ceiling.

Bedroom Two

2.46 x 2.74 (8'0" x 8'11")

South aspect via double glazed windows. Radiator. Textured ceiling.

Bedroom Three

3.25 x 1.83 (10'7" x 6'0")

North aspect via double glazed windows offering views across to The Downs beyond. Radiator. Textured ceiling. Built in storage cupboard. NB: Room narrows to 7'6 in length.

Bathroom

1.88 x 1.88 (6'2" x 6'2")

White fitted suite comprising of a panelled bath having mixer taps with shower attachment. Wall mounted wash hand basin with mixer taps. Concealed soft closing push button w.c. Heated towel rail. Majority tiled walls. Textured ceiling with spotlights. Obscure glass double glazed window.

Outside

Front Garden

Laid to lawn with inset decorative beds and pathway to front door.

Side & Rear Garden

Being a true feature of the home this South facing rear garden has recently been re designed maximising the space. Block paved areas providing space for table and chairs. Central area of low maintenance artificial grass.

Side plot giving potential for extension (subject to planning).

Garden Room

Fully insulated garden room currently being used as an office. Power & Light. Flexible space to be used as needed.

Garage

Brick built and located on the grounds of the property accessed via the garden or side access.





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.

