



15 Pelham Road, Worthing, BN13 1JA  
Offers Over £500,000

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A fantastic opportunity to purchase this immaculately presented three bedroom semi-detached house in the popular Tarring location forming part of the sought after Thomas A Becket catchment area. The home has been extended providing an impressive open plan kitchen/snug/dining space with a separate living room to the front of the property, utility room and downstairs cloakroom. Upstairs are two double bedroom with a further third bedroom and family bathroom. Externally there is a west aspect rear garden and off road parking for multiple cars to the front. Viewing is highly recommended to appreciate the overall condition of this home.

- Three Bedrooms
- Semi-Detached
- Popular Tarring Location
- Extended Kitchen/Dining room/Snug
- West Aspect Rear Garden
- Ground Floor Utility & Cloakroom
- Excellent Condition Throughout
- Off Road Parking









#### Entrance Hallway

3.18 x 1.80 (10'5" x 5'10")

uPVC front door leading to entrance hallway. Carpeted stairs to first floor landing. Radiator. Hard flooring. Levelled ceiling with pendant light. Access to;

#### Living Room

3.91 x 3.62 (12'9" x 11'10")

East aspect living room to the front of the property with feature bay window fitted with plantation shutters. Panelled wooden door. Levelled ceiling with pendant light. Radiator. TV point. Celestial window. Carpet.

#### Kitchen/Dining Room/Snug

5.80 x 7.56 (19'0" x 24'9")

Extended family room to the rear of the property incorporating kitchen, dining room and snug. Contemporary fitted kitchen with a range of J-pull floor & wall mounted cabinets. Slimline worktop. Space for American fridge/freezer. Sink with c-spout mixer tap. AEG double oven. Hob with canopy extractor fan above. Island with breakfast bar and additional cabinet space. Roof lantern. Inset spotlights. Wall mounted vertical radiators. Electric day and night blinds. Bi-folding door leading to;

#### Utility Room

1.83 x 1.62 (6'0" x 5'3")

Levelled ceiling with spotlights. Roll top wood effect worktop with cabinets below housing washing machine and tumble dryer. 1.5 bowl sink with c-spout mixer tap. Additional wall-mounted eye level cabinet space above. Extractor fan. Door leading to;

#### Downstairs Cloakroom

1.62 x 1.42 (5'3" x 4'7")

Part tiled walls. Concealed cistern toilet with dual flush system. Window. Wash hand basin with drawer vanity below. Heated towel rail. Extractor fan.

#### First Floor Landing;

Cupboard above stairs. Access to loft.

#### Bedroom One

3.82 x 3.62 (12'6" x 11'10")

Double bedroom to the front of the property with bay fronted window fitted with wooden venetian blinds. Levelled ceiling with pendant light. Radiator. TV point. USB plug sockets. Shoe cupboard. Carpet.

#### Bedroom Two

3.82 x 3.81 (12'6" x 12'5")

Double bedroom to the rear of the property. Light grey carpet. Levelled ceiling with pendant light. Carpet. Radiator. Window with fitted wooden venetian blinds.

#### Bedroom Three

2.18 x 1.87 (7'1" x 6'1")

Single bedroom. Levelled ceiling with pendant light. Light grey carpet. Radiator.

#### Bathroom

2.36 x 2.35 (7'8" x 7'8")

Part tiled walls. Tiled flooring with underfloor heating. Concealed cistern toilet with multi-function flush. Floating wash hand basin with

double drawer vanity below. Multi-function shower with glass shower screen & niche. Oval freestanding bath with mixer tap. Obscured window. Levelled ceiling with inset spotlights. Additional sensor floor lights. Heated towel rail. Eye level wall mounted vanity cabinet.

#### Outside;

#### West Aspect Garden

18.59m x 7.14m (61 x 23'5)

Beautifully landscaped West aspect rear garden. Raised tiled patio area from bi-fold doors. Laid to lawn with established soft boarders. Shed. Side access to the front of the property. Electric awning. Wall mounted light. Double outdoor power socket.

#### Driveway

Block paved driveway for multiple cars.









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>	<b>78</b>
(55-68) <b>D</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.



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