



42 St. Michaels Road, Worthing, BN11 4RZ

Price £895,000

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This superbly styled and exceptionally presented semi detached period house offers a wealth of character and features. Positioned in highly sought after West Worthing with seafront, transport links and shopping facilities all nearby. This home offers spacious and versatile accommodation briefly comprising, porch, vestibule with feature stained glass, spacious entrance hall, South facing living room, dining room, kitchen/breakfast room, utility room, cloakroom/Wc, cellar, first floor landing, three bedrooms, ensuite shower room/Wc, family bathroom, separate Wc, second floor landing, 29ft bedroom and shower room/Wc. This home has been extensively improved and benefits from modern double glazed sash windows, feature column radiators, stainless steel electrical sockets, exposed varnished floorboards, high level skirting, decorative coving, feature fireplaces and wood burning stove. Externally there is a landscaped rear garden and block paved driveway to the front. Viewing is highly recommended to appreciate the overall size and condition of this home.

- Beautifully Presented / Features & Character
- Four Double Bedrooms
- Three Bath / Shower Rooms / Ensuite
- Feature Kitchen/Breakfast Room
- Cellar & Utility Room
- Modern Double Glazed Sash Windows
- Decorative Coving, Fireplaces & Skirting
- South Aspect Living Room
- West Worthing
- Wood Burning Stove



Front door opening to

Entrance Vestibule

Tiled floor. Feature entrance door with attractive stained glass insert and matching surrounding windows.

Entrance Hall

Black and white Chequer tiled floor. Column radiator. Staircase rising to the first floor with herringbone design carpet runner. Decorative coving. Door giving access to the cellar.

Living Room

5.51m into bay x 4.33m (18'0" into bay x 14'2")
Wood burning stove in chimney recess. Double glazed sash bay windows to the South aspect. Column vertical mounted radiator. Exposed varnished floorboards. High level skirting. Decorative coving and ceiling rose.

Dining Room

4.43m x 4.10m (14'6" x 13'5")
Feature fireplace with Amber coloured tiled hearth, decorative tiled insert and painted surround. Double glazed French doors opening to the rear garden with window above. Column radiator. Exposed varnished floorboards. High level skirting. Decorative coving and ceiling rose. Serving hatch opening to the kitchen.

Kitchen/Breakfast Room

5.68m x 4.30m (18'7" x 14'1")
Arranged on two levels with a feature central island with solid wood surface providing ample seating space and plenty of storage cupboards and drawers below. Further work surfaces with inset double ceramic butler sink and cupboards and drawers. Integrated dish washer. Fitted range style cooker with seven gas burners and extractor above fitted into the chimney recess with attractive timber beam above. Space for fridge/freezer. Built in double storage cupboard. Matching wall cupboards. Karndean LVT Herringbone floor. Two double glazed windows to side and further double glazed sash window. Column radiator.

Utility Room

2.92m x 1.68m (9'6" x 5'6")
Wood effect work top with inset ceramic sink and drainer unit. Cupboards fitted under and incorporating washing

machine and tumble dryer. Karndean LVT Herringbone floor. Double glazed sash window and double glazed door over looking and leading to the rear garden. Column vertical mounted radiator.

Cloakroom/Wc

Low level flush wc and wall mounted wash hand basin with chrome towel rail. Column radiator. Part panelled walls. Double glazed window. Part sloped ceiling.

Cellar

Wooden stairs down to cellar with storage space and gas meter.

First Floor Landing

A split level landing with staircase rising to the second floor with continued herringbone style carpet runner. Column radiator.

Bedroom One

5.51m into bay x 4.37m (18'0" into bay x 14'4")
A Southerly aspect room with double glazed sash bay windows. Feature fireplace with emerald green tiled hearth. Column vertical mounted radiator. Exposed varnished floorboards.

Ensuite Shower Room/Wc

2.89 x 2.03 (9'5" x 6'7")
Walk in double shower with large rainwater shower head and additional attachment, pedestal wash hand basin and high level flush Wc. Two wall light points. Feature patterned tiled floor. Emerald green part tiled walls. Extractor fan. Column radiator with chrome towel rail. Double glazed obscure glass sash window.

Bedroom Three

4.47m x 4.08m (14'7" x 13'4")
Double glazed sash window. Column radiator. Decorative coving.

Bedroom Four

4.20m x 3.51m (13'9" x 11'6")
Fitted double wardrobe. Column radiator. Exposed varnished floorboards. Double glazed sash window.

Family Bathroom

2.22 x 2.02 (7'3" x 6'7")
Free standing modern claw foot bath with central telephone

style taps and shower attachment. Pedestal wash hand basin. Column radiator with chrome towel rail. Double glazed obscure glass sash window. Attractive hexagon design tiled floor. Part tiled walls.

Separate Wc

Low level flush Wc. Wall mounted wash basin with tiled splashback. Column radiator. Double glazed sash window. Attractive hexagon design tiled floor.

Second Floor Landing

Split level with double glazed sash window. Eaves storage cupboard.

Bedroom Two

8.88 x 4.20 (29'1" x 13'9")
Previously arranged as two rooms. Dormer bay with double glazed sash window to front and rear elevations. Column vertical mounted radiator. Three eaves storage access cupboards. Part sloping ceiling.

Shower Room/Wc

2.13m x 1.84 (6'11" x 6'0")
Step in shower cubicle, pedestal wash hand basin and low level flush Wc. Chrome towel radiator. Part tiled walls. Skylight window. Part sloped ceiling.

Rear Garden

A beautifully landscaped garden with artificial lawn and paved terrace with pergola perfect for entertaining. Modern slatted fencing and raised sleeper borders. Continued paving to both sides of this home with timber gate to bin store area and front. Outside tap.

Front Garden / Private Driveway

Attractive block paved driveway with grey slate borders and double wooden gates giving access to the side of the property.

Required Information

Council tax band: E

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



2ND FLOOR



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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.



baconandco.co.uk

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

01903 520002

goring@baconandco.co.uk