



44 Howard Street, Worthing, BN11 4EN  
Guide Price £325,000

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A well presented two double bedroom, two bathroom older style terraced house in Howard Street, Central Worthing. The property is ideally located within walking distance of Worthing railway station, town centre and seafront. Internal accommodation comprises entrance vestibule, living room, dining room, kitchen, ground floor shower room, first floor landing, two double bedrooms and an ensuite/wc. Externally, there is a well maintained private rear garden and front garden. Additional benefits include gas fired central heating, double glazed windows and a working solid fuel log burner.

- Two Double Bedroom
- Older Style Terraced House
- En Suite & Bathroom
- Central Worthing Location
- Close to Town Centre, Seafront & Train Station
- Gas Central Heating & Double Glazing









### Entrance

Modern composite front door opening to:

### Entrance Porch

Dado rails. Tiled flooring.

### Lounge

3.38m x 3.35m (11'1 x 11')

South facing double glazed window to front. Radiator. Feature solid fuel log burner with tiled hearth and wooden mantel. Space for lounge furniture. Dado rails. Wood effect laminate flooring. Stairs to first floor landing. Opening to:

### Dining Room

3.38m x 3.33m (11'1 x 10'11)

Double glazed window to rear. Radiator. Space for dining room furniture. Under stairs storage. Wood effect laminate flooring. Opening to:

### Kitchen

3.51m x 1.68m (11'6 x 5'6)

Double glazed window to side. Radiator. Roll edge work surfaces incorporating one and a half bowl sink with drainer and extendable hose mixer tap. Four ring gas hob with tiled splashback and extractor canopy above. Fitted oven/grill below. Space for fridge/freezer. Range of matching

cupboards, drawers and wall units. Tiled flooring. Inset spotlights. Opening to:

### Utility Area

Double glazed door providing access to rear garden. Space and plumbing for washing machine. Cupboard housing 'Worcester' gas boiler.

### Ground Floor Shower Room

1.83m x 1.68m (6' x 5'6)

Double glazed obscure glass window. Radiator. Corner shower unit with wall mounted electric shower and glass shower screen. Close coupled push button w/c. Wash hand basin with waterfall style mixer tap over and storage cupboard below. Tiled flooring. Inset spotlights.

### First Floor

Doors to both bedrooms.

### Bedroom One

3.38m x 3.25m (11'1 x 10'8)

Double glazed window to rear. Radiator. Feature panelled wall. Door to:

### En Suite Bathroom/Wc

Double glazed obscure glass window. Radiator. Panelled bath

with Victorian style mixer taps and telephone style handheld shower attachment. Walk in shower with tiled surround, wall mounted controls and glass shower screen. Victorian style wash hand basin and close coupled w/c. Tiled floor. Inset spotlights.

### Bedroom Two

3.38m x 3.38m (11'1 x 11'1)

South facing double glazed window to front. Radiator. Over stairs storage cupboard. Wood effect laminate flooring.

### Private Rear Garden

Majority laid to shingle for ease of maintenance. Enclosed by low wall and 6ft fence. Railway sleeper flowerbed. Space for outdoor furniture.

### Front Garden

Majority laid to shingle for ease of maintenance. Pathway to front door.

### Required Information

Council tax band: B

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



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>			<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</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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