



75 Shandon Road, Worthing, BN14 9DX  
Guide Price £425,000

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An immaculate three bedroom terraced house located within both a sought after road and catchment area. The accommodation consists of an enclosed entrance porch, reception hall, lounge, open plan kitchen/dining room, conservatory, first floor landing, three bedrooms, family bathroom/w.c, loft, private driveway and West aspect rear garden. \*\* GUIDE PRICE £425,000 to £435,000 \*\*

- Extended Terraced Home
- Sought After Road & Catchment
- Three Bedrooms
- Open Plan Kitchen/Dining Room
- Private Driveway
- West Aspect Rear Garden
- Conservatory
- Viewing Essential





#### Enclosed Entrance Porch

Accessed via a double glazed front door with matching side panels. Inner double glazed door to the reception hall.

#### Reception Hall

3.73m x 1.63m (12'3 x 5'4)

Radiator. Central heating thermostat. Staircase to first floor landing with an understairs storage cupboard. Levelled ceiling.

#### Lounge

4.17m x 3.68m (13'8 x 12'1)

East aspect via a double glazed bay window. Decorative fireplace with hearth, surround and mantle over. Radiator. Wood effect LVT flooring. Levelled and coved ceiling. Opening to dining room.

#### Open Plan Kitchen/Dining Room

5.61m x 2.97m (18'5 x 9'9)

Fitted suite comprising of a single drainer sink unit with mixer taps and having storage cupboards below. Areas of composite work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Four ring induction hob with extractor hood over and fitted oven and grill below. Integrated freezer. Integrated dishwasher. Space for upright fridge/freezer. Radiator. Wood effect LVT flooring. Space for dining table and chairs. Part tiled walls. Levelled and coved ceiling with spotlights and two ceiling light points. Dimmer switches. West aspect double glazed window and double glazed sliding doors to the rear garden.

#### Conservatory

4.55m x 1.85m (14'11 x 6'1)

West aspect via double glazed windows and sliding doors to the rear garden. Pitched polycarbonate roof. Wood effect vinyl flooring. Wall light points.

#### Utility/Cloakroom Area

With space and plumbing for washing machine and tumble dryer.

#### First Floor Landing

Built in storage cupboard. Levelled ceiling with access to boarded loft space with velux window. Doors to all first floor rooms.

#### Bedroom One

4.37m into bay x 3.45m (14'4 into bay x 11'4)

East aspect via double glazed bay window. Radiator. Wood effect flooring. Levelled and coved ceiling.

#### Bedroom Two

3.53m x 3.00m (11'7 x 9'10)

West aspect double glazed windows. Radiator. Levelled and coved ceiling.

#### Bedroom Three

2.18m x 1.85m (7'2 x 6'1)

East aspect double glazed window. Radiator. Levelled ceiling.

#### Shower Room/W.C

2.54m x 2.39m (8'4 x 7'10)

Fitted suite comprising of a step in shower cubicle with thermostatically controlled shower unit. Pedestal wash hand basin with mixer taps. Push button w.c. Part tiled walls. Chrome heated towel rail. Levelled ceiling with spotlights. Two obscure glass double glazed windows.

#### OUTSIDE

##### Private Driveway

Brick block paved driveway providing off street parking.

##### Rear Garden

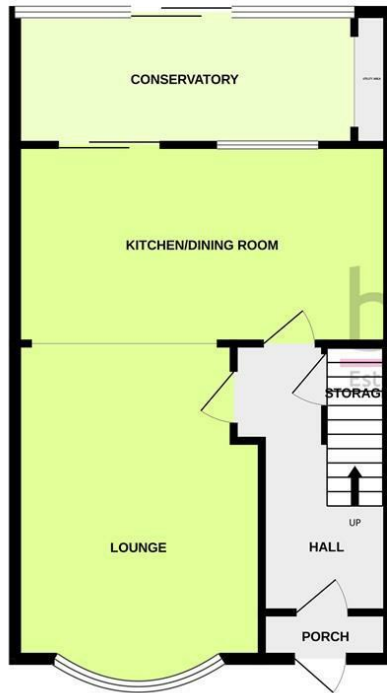
Westerly aspect and a further feature of the home. The first area of garden is laid to wood decking to the rear and width of the home offering space for garden table and chairs and an external power socket. The majority of area is then laid to artificial with raised shrub borders. Wooden shed. Gate giving rear access. Fence to boundaries.

##### Council Tax

Council Tax Band C



GROUND FLOOR



1ST 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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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