



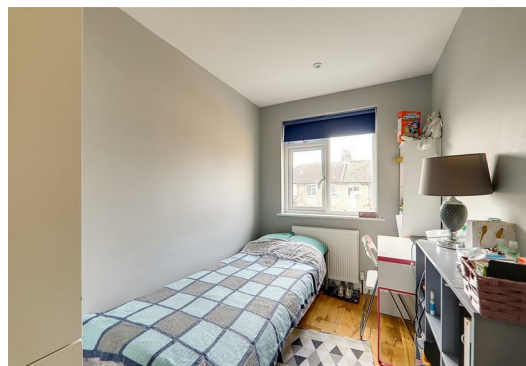
47 St. Elmo Road, Worthing, BN14 7EJ
Guide Price £395,000

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Skilfully extended three-bedroom terraced house situated in the popular Tarring area with convenient access to local amenities and mainline railway station. The property offers versatile accommodation, including a 15ft lounge, modern bespoke fitted kitchen, dining room, utility area and ground floor cloakroom. The first floor features two well-proportioned bedrooms, complemented by a stylish family shower room. To the second floor there is a main bedroom and ensuite/wc. Externally there are both front and rear gardens. Additional benefits include gas fired central heating and double glazed windows. Viewing is highly recommended to fully appreciate the quality of finish this home has to offer.

- Skilfully Extended
- Three Bedroom Terraced House
- Two Reception Rooms
- Popular Tarring Location
- Amenities & Mainline Railway Station Nearby
- Modern Bespoke Fitted Kitchen, Bathroom & En Suite
- Ground Floor Cloakroom
- Viewing Highly Recommended





Entrance

uPVC front door. Vertical radiator. Stairs to first floor. Door to:

Lounge

4.70m x 3.12m (15'5 x 10'3)

Double glazed bay window to front. Radiator. Built in cloaks cupboard with shelving. Oak flooring. Levelled ceiling. Inset spotlights. Opening to:

Modern Bespoke Fitted Kitchen

4.09m x 2.59m (13'5 x 8'6)

Oak work surfaces incorporating stainless steel sink with mixer tap and drainer. Four ring induction hob with stainless steel splashback and extractor canopy over. Fitted eye-level double oven/grill. Space for American style fridge/freezer. Range of matching soft close cupboards, drawers, pan drawers, wall and base units. Under unit and kickboard lighting. Vertical radiator. Under stairs storage cupboard. Woof effect tiled flooring. Levelled ceiling. Inset spotlights. Door to ground floor cloakroom. Opening to:

Dining Room/Utility Area

3.43m x 1.91m (11'3 x 6'3)

Double glazed window and French doors overlooking and providing access to rear garden. Vertical radiator. Utility area with matching oak worktops. Space and plumbing for dishwasher, washing matching and tumble dryer. Wood effect tiled flooring. Levelled ceiling. Inset spotlights.

Ground Floor Cloakroom

Low level flush push button w/c. Wash hand basin with storage below. Wood effect tiled flooring. Levelled ceiling. Inset spotlights.

First Floor Landing

Storage cupboard. Stairs to second floor. Levelled ceiling. Inset spotlights.

Bedroom Two

3.40m x 3.15m (11'2 x 10'4)

Double glazed window to front. Radiator. Built in wardrobe with shelving and hanging space. Oak flooring. Levelled ceiling. Inset spotlights.

Bedroom Three

3.51m x 1.98m (11'6 x 6'6)

Double glazed window to rear. Radiator. Oak flooring. Levelled ceiling. Inset spotlights.

Shower Room/Wc

Step in shower with rainfall shower, handheld attachment, wall mounted controls and glass shower screen. Low level flush push button w/c. Wash hand basin with storage cupboard below. Ladder style towel radiator. Tiled walls and flooring. Double glazed obscure glass window. Levelled ceiling. Inset spotlights. Extractor fan.

Second Floor Landing

Shelved storage cupboard. Door to:

Bedroom One

5.36m x 3.56m (17'7 x 11'8)

(narrowing to 6'7 x 4'11 / 2.01m x 1.50m) Two double glazed 'Velux' windows to front. Double glazed window to rear. Radiator. Eaves storage. Oak flooring. Levelled ceiling. Inset spotlights. Door to:

Ensuite/Wc

Panelled bath with mixer tap, rainfall shower, handheld attachment and glass shower screen. Low level flush push button w/c. Wash hand basin with mixer tap and storage below. Ladder style towel radiator. Part tiled walls. Tiled flooring. Double glazed obscure glass window. Levelled ceiling. Inset spotlights. Extractor fan.

Rear Garden

Laid to patio. Enclosed by 6ft fence. Outdoor tap and power point. Storage shed. Access gate to rear.

Front Garden

Laid to shingle. Enclosed by low wall. Access gate. Pathway to front door.

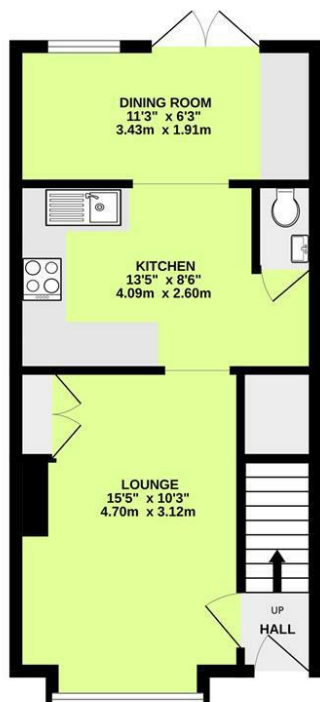
Required Information

Council tax band: B

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

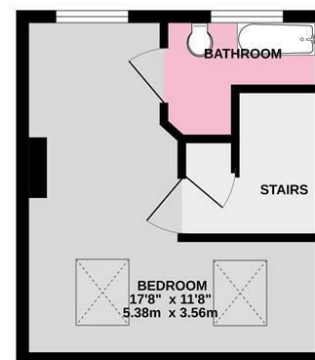
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.



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