



43 Upper Brighton Road, Worthing, BN14 9HY
Guide Price £675,000

and company
bacon
Estate and letting agents



An impressive detached family house packed with character and charm close to Broadwater and with accommodation including as follows: Entrance porch, reception hall, lounge, dining room, kitchen/breakfast room, cellar, ground floor WC. On the first floor there are four bedrooms, family bathroom and separate WC. The rear garden with garden room is a feature of the property and there is off road parking for several cars at the front and garage. Viewing is highly recommended.

- Detached Family Home
- Lounge and Dining room
- Kitchen/ Breakfast room and Cellar
- Ground Floor WC
- Four Bedrooms
- Family Bathroom/ Sep WC
- Feature Secluded Rear Gardens
- Off Road Parking and Garage





Entrance Porch

Front door, tiled flooring, cloaks hanging area, step up and door to:

Reception hall

Staircase to first floor, wood panelled flooring, double glazed door to rear garden.

Ground Floor Cloakroom

Low level flush WC, corner wash hand basin, part tiled walls.

Lounge

5.82m x 3.71m (19'1 x 12'2)

Feature part tiled fireplace with coal effect gas fire between, radiator, French double glazed doors with windows eitherside.

Dining Room

3.51m x 2.92m (11'6 x 9'7)

Radiator, double glazed window., shelved cabinet.

Kitchen/Breakfast Room

5.31m x 2.16m (17'5 x 7'1)

Range of fitted wooden wall cupboards, worktop surface incorporating a one and a half bowl sink unit and four ring hob with oven under, space used for fridge and integrated dishwasher, double glazed windows, radiator, space used for table and chairs, door and steps down to:

Cellar/Utility

Used for washing machine and tumble dryer. Double glazed window and storage cupboard.

First Floor Landing

Glazed and feature access to loft space, radiator, coved ceiling.

Bedroom 1

4.83m x 3.38m (15'10 x 11'1)

Double glazed windows, radiator

Bedroom 2

3.68m x 2.84m (12'1 x 9'4)

Double glazed windows, radiator single wardrobe.

Bedroom 3

3.07m x 2.92m (10'1 x 9'7)

Double glazed windows, radiator, wash hand basin, , double recessed wardrobe, door to bedroom 4.

Bedroom 4

2.84m x 1.83m (9'4 x 6'0)

Double glazed windows, radiator, eaves storage cupboard.

Family Bathroom

Comprising panelled bath with shower over, pedestal wash hand basin, fully tiled walls, double glazed window. Airing cupboard.

Rear Garden and Garden Room

The rear garden is a true feature of the property with a block paved patio nearer the house leading to the main garden and a secluded shingled side garden. The main garden is secluded by mature flower and shrub borders and mainly laid to lawn. Side access to the eastern side to front with personal door to garage and workshop.

GARDEN ROOM with door to patio area and double glazed windows.

Front Garden/Parking

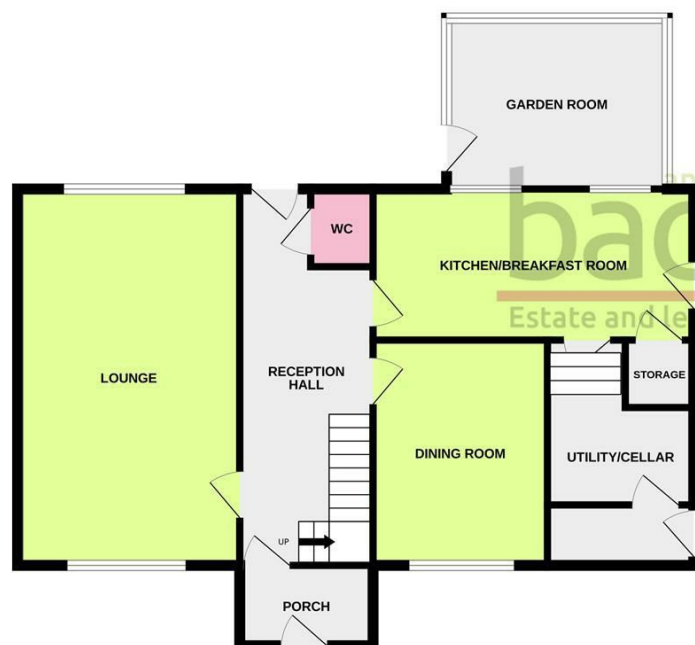
Off road parking for several cars with raised lawned garden area and rockeries. Access to:

Garage

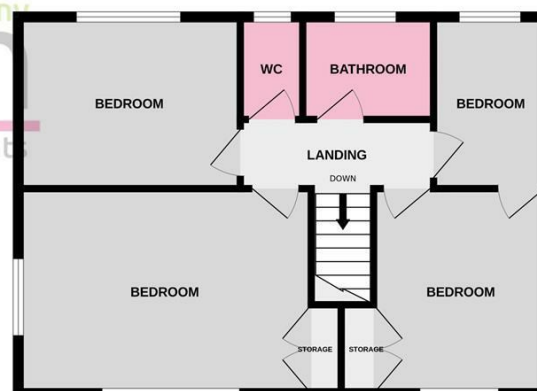
Double doors.



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) 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.

