



155 Dominion Road, Worthing, BN14 8LD

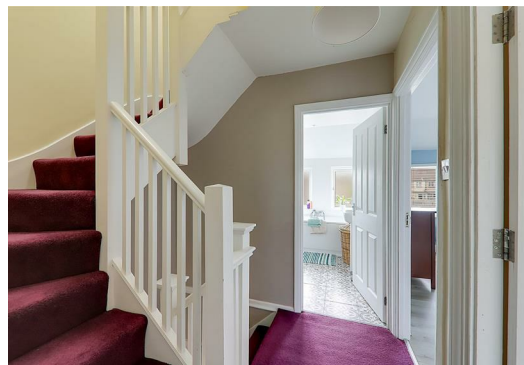
Price £450,000

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An extended four bedroom two bathroom mid terrace house with private driveway and 21ft garage. Located in the popular Broadwater with local schools, shops, transport links nearby. The accommodation comprises of an entrance hall, lounge, extended kitchen/dining room with part valuted ceiling and bifold doors opening to the rear garden. To the first floor there are three bedrooms and bath/shower room/Wc. To the second floor there is a main bedroom with dual aspect and ensuite shower room/Wc. Externally there is a block paved driveway, 21ft garage and rear garden.

- Extended Family Home
- Four Bedrooms
- En Suite To Bedroom One
- Off Road Parking
- 21ft Garage
- Spacious Kitchen/Dining Rm
- Broadwater Location
- Viewing Recommended





Double glazed front door with matching side obscure glass windows.

Entrance Hall

Attractive herringbone style wood floor. Staircase rising to first floor. Radiator. Wall mounted central heating controls.

Lounge

3.98x4.02 (13'0" x 13'2")

Herringbone style wood flooring. Picture rail. Double glazed bay window with fitted white shutters. Radiator. Feature fireplace with wooden surround.

Extended Kitchen/Dining Room

5.85 max x 7.43 max (19'2" max x 24'4" max)

A skilfully extended room with part vaulted ceiling comprising of an excellent range of work surfaces with cupboards and drawers fitted under. Space for range style cooker. Inset sink. Range of matching all cupboards. Breakfast bar. Inset spotlights. Integrated dishwasher and washing machine. Space for fridge/freezer. Modern column radiator. Double glazed window and Bifold doors overlooking and leading to the rear garden. Three Velux windows. Herringbone style wood floor. Feature fireplace.

First Floor Landing

Staircase rising to the second floor.

Bedroom Two

4.47 into bay x 3.07 to chimney (14'7" into bay x 10'0" to chimney) Double glazed bay window with fitted white shutters. Two built in double wardrobes with cupboards above. Radiator. Picture rail.



Bedroom Three

3.41x3.60 (11'2" x 11'9")

Laminate floor. Double glazed window. Radiator. Picture rail.

Bedroom Four

2.67x2.36 (8'9" x 7'8")

Double glazed window with fitted white shutters. Radiator. Picture rail.

Bath/Shower Room/Wc

2.59 x 2.38 (8'5" x 7'9")

Comprising of a step in shower cubicle with attractive tiled surround, rainwater shower head with additional attachment and glass door, panelled bath with central taps, pedestal wash hand basin and low-level flush WC. Decorative tiled floor. Wall mounted chrome towel radiator. Two double glazed obscure glass windows. Inset spotlights.

Second Floor Landing

Door to;

Bedroom One

3.88x4.90 (12'8" x 16'0")

Double glazed window with fitted white shutters. Door to ensuite. Two velux windows. Access door to eaves space. Radiator. Inset spotlights. Part sloped ceiling.

Ensuite Shower Room/Wc

2.39x1.15 (7'10" x 3'9")

Walking shower with rainwater shower head and additional attachment and glass door. Low-level flash WC. Wall mounted corner wash basin. Double glazed of glass window with white fitted shutters. Tiled walls. Wall mounted chrome towel radiator. Tiled floor.



Rear Garden

Paved patio with flower beds. Rear access gate. Personal door to garage.

21ft Garage

6.55m x 4.67m (21'6" x 15'4")

With personal door to garden. Power.

Private Driveway

Block paved and providing off road parking.

Required Information

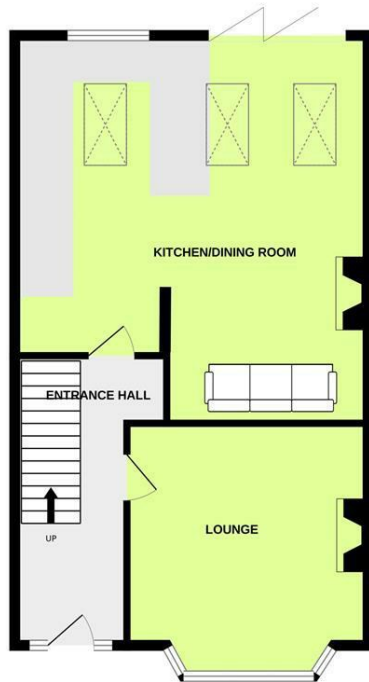
Council tax band:

Draft version: 1

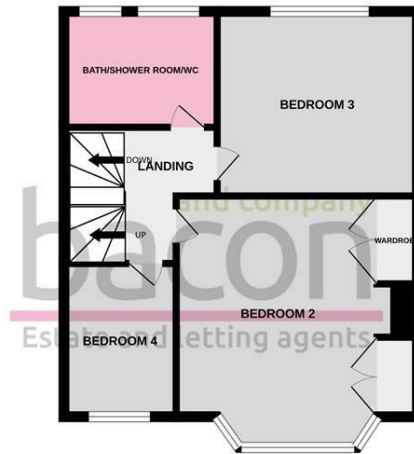
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



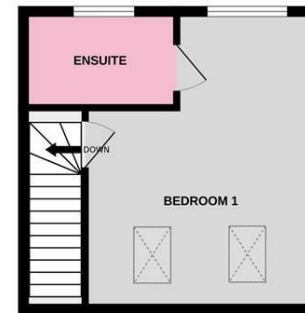
GROUND FLOOR



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	72	77
(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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