



43 Sheridan Road, Worthing, BN14 8EU  
Guide Price £450,000

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A three bedroom semi detached family house requiring some modernisation but having great potential in a highly sought after location. The accommodation includes as follows, entrance hall, lounge, dining room, kitchen, first floor landing, three bedrooms , bathroom and separate WC. The property benefits from a westerly aspect rear garden and off road parking at the front and is offered for sale with no chain/vacant possession.

- Popular Broadwater Location
- Requiring Some Modernisation
- Three Bedrooms
- Lounge & Dining room
- Shower Room / Separate WC
- Popular Westerly Aspect Rear Garden
- Off Road Parking For Several Cars
- No Chain / Vacant Possession





### Entrance

Front door to:

### Entrance Hall

Staircase to first floor with understairs cupboard, radiator.

### Lounge

4.60m x 3.84m (15'1 x 12'7)

Double glazed bay window to front, radiator, attractive fireplace and surround.

### Dining Room

4.32m x 3.28m (14'2 x 10'9)

Feature fireplace and surround, radiator, double glazed windows and French doors between to and overlooking the rear garden.



### Kitchen

3.66m x 2.46m (12'0 x 8'1)

Range of worktop surfaces with cupboards and drawers under incorporating a single drainer sink unit, range of matching wall cupboards and part tiled walls, wall mounted gas fired boiler, larder cupboard, double glazed window and door to side.

### First Floor Landing

Access to loft space, double glazed window.

### Bedroom 1

3.86m x 3.45m (12'8 x 11'4)

Double glazed window, radiator.

### Bedroom 2

3.81m x 3.28m (12'6 x 10'9)

Radiator, double glazed window, single wardrobe.



### Bedroom 3

2.72m x 2.31m (8'11 x 7'7)

Radiator, double glazed window to rear.

### Shower Room

Step in shower cubicle, wash hand basin with cupboard under, radiator, double glazed window, radiator.

### Separate WC

Low level flush WC, double glazed window.

### Rear Garden

The rear garden is of POPULAR WETERLY ASPECT and mainly laid to lawn wit trees and bushes, two sheds and patio nearer the house. Side access with gate to front.

### Front/Off Road Parking

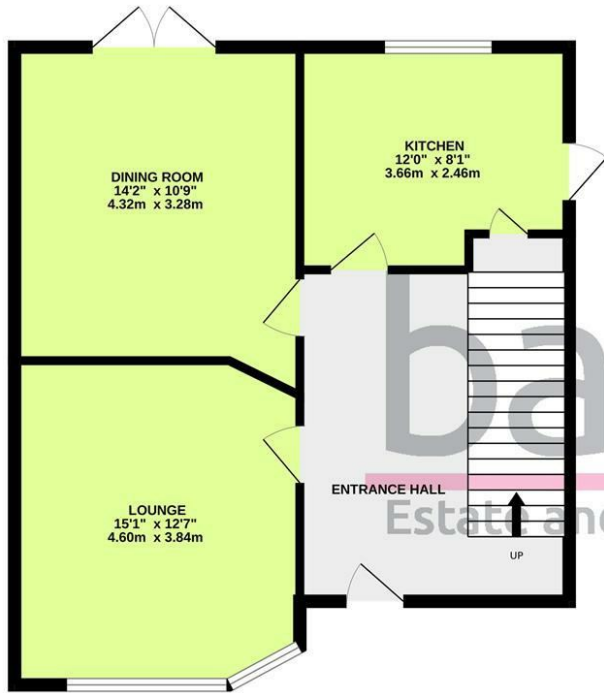
Hard standing for several cars.

### Council Band

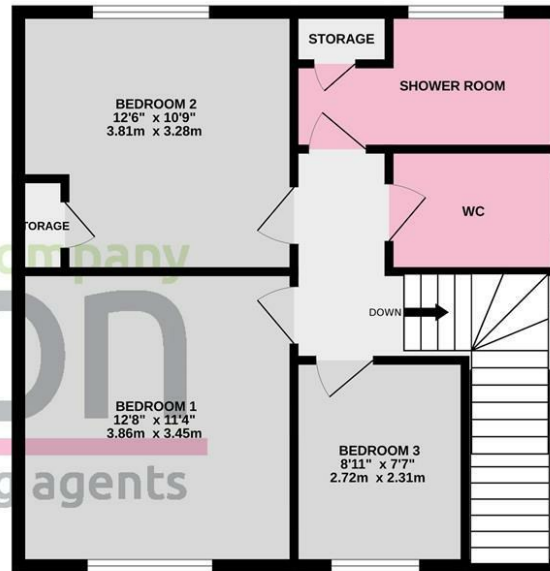
Band C



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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<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



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT

01903 524000

broadwater@baconandco.co.uk

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