



69 Henty Road, Worthing, BN14 7HF  
Guide Price £375,000

and company  
**bacon**  
Estate and letting agents



A three/four bedroom semi detached bungalow benefiting from a South facing garden and no onward chain. Briefly the accommodation comprises to the ground floor: entrance hall, lounge/diner, kitchen, two bedroom to the ground floor with one of the bedrooms potentially being used as a separate dining room, bathroom and separate wc. To the first floor there is the added benefit of a landing and two further bedrooms. Externally the property benefits from a well maintained south facing rear garden and front garden. CHAIN FREE.

The property is in close proximity to local schools, shops, amenities and popular transport routes including Worthing and West Worthing Mainline Railway Station.

- CHAIN FREE
- Semi Detached Bungalow
- Three/Four Bedrooms
- South Facing Rear Garden
- Well Maintained Front Garden
- Kitchen
- Bathroom
- Double Glazing and Combi Boiler





### Entrance Hall

Double glazed window. Radiator. Cupboard housing electric consumer unit.

### Living room

4.47m x 3.25m (14'8 x 10'8)  
Two double glazed windows. Dual aspect.  
Radiator. Wall lights. Dado rail.

### Kitchen

3.61m x 2.69m (11'10 x 8'10)  
Roll edge work surface having inset single drainer stainless steel sink with swan neck mixer tap and draining board. Space and plumbing for washing machine and dishwasher. Four ring electric grill/oven. Space for undercounter fridge and freezer. Matching range of cupboards, drawers and eye level wall units. Double glazed bay window to front. Double glazed door to rear garden. Radiator.



### Bedroom One

3.58m x 3.58m (11'9 x 11'9)  
Double glazed window overlooking rear garden.  
Radiator. Fitted wardrobe with shelving and hanging rail.

### Bedroom Two/Dining Room

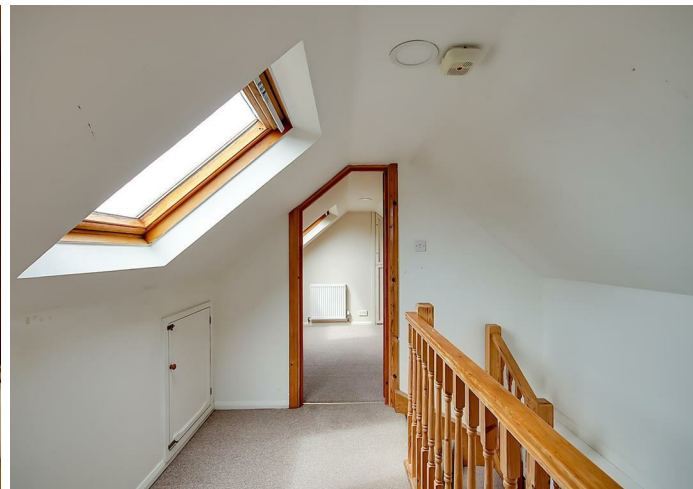
2.87m x 2.67m (9'5 x 8'9)  
Double glazed window overlooking rear garden.  
Radiator. Dado rail.

### Bathroom

White suite comprising paneled bath with mixer tap, glazed shower screen, tiled surround and shower attachment. Pedestal wash hand basin. Radiator. Double glazed window.

### Seperate WC

Chain pull wc. Double glazed window. Baxi combi boiler supplying gas central heating and hot water.



Stairs from entrance hall to:

### Landing

Access to Eve storage. Double glazed Velux window.

### Bedroom

3.12m x 2.59m (10'3 x 8'6)  
Double glazed Velux window. Radiator.

### Bedroom

2.95m x 2.59m (9'8 x 8'6)  
Access to Eve storage. Double glazed Velux window. Radiator.

### Outside

#### South Facing Rear Garden

Five foot fence surround. Majorly being laid to lawn with borders of mature shrubs, trees and bushes. Summer house. Paved patio area. Access to front via side gate.

#### Front Garden

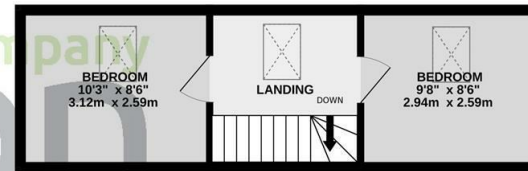
Formal wall to front. Majority being laid to lawn with borders of mature flowers and bushes.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 915sq.ft. (85.0 sq.m.) approx.

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>                            |                         | <b>84</b> |
| (69-80) <b>C</b>                            | <b>70</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



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