



43 Church Road, Worthing, BN13 1EX

Price £595,000



A substantial five bedroom detached family home located in highly sought after Tarring. Conveniently located for local shops, transport links and schools. This home offers versatile accommodation arranged over three floors briefly comprising, entrance porch, hall, lounge, dining room, reception room, kitchen/diner, cloakroom wc/utility room, first floor landing, three bedrooms, bathroom, Wc, second floor landing and two further bedrooms. Externally there is a lawned rear garden, paved front driveway providing off road parking and garage. Viewing is highly recommended.

- Detached House
- Five Bedrooms
- Garage / Chain Free
- West Facing Garden
- Utility Room
- Private Driveway
- Favoured Tarring
- Close to local shops





Double glazed sliding door opening to;

#### **Porch**

Door and double glazed window opening to:

#### **Hallway**

Understairs cupboard housing alarm unit, fuse box and electric meter. Staircase rising to the first floor. Radiator.

#### **Lounge**

3.37 x 3.98 (11'0" x 13'0")

Bay double glazed windows. Radiator. Wall mounted lights. Feature fireplace. Wooden and glass wall shelving. Double doors opening to the dining room.

#### **Dining Room**

3.35 x 3.97 (10'11" x 13'0")

Fitted cupboards to one wall. Radiator. Wall mounted lights. Serving hatch into kitchen. Wooden shelving. Doors opening to further reception room.

#### **Reception Room**

3.82 x 3.35 (12'6" x 10'11")

Radiator. Double glazed window and patio door out to garden. Wall mounted wooden shelving.

#### **Kitchen / Diner**

2.47 opens to 2.88 x 6.57 (8'1" opens to 9'5" x 21'6")

Work surfaces with cupboard units under and matching wall mounted cupboards. Stainless sink with single drainer. Serving hatch into dining room. Oven hob, dishwasher and freezer all included in the sale. . Dual aspect double glazed windows. Radiator. Wooden wall mounted shelves. Part tiled walls. Double glazed door to side.

#### **Cloakroom/Wc & Utility Room**

1.85 x 2.17 (6'0" x 7'1")

Pedestal wash hand basin and low level flush Wc. Work surface with space for washing machine and tumble dryer under. Wall mounted cupboards. Double glazed window. Wall mounted boiler.

#### **First Floor Landing**

Staircase rising to the second floor.

#### **Bedroom One**

3.39 x 3.97 (11'1" x 13'0")

Fitted wardrobes. Double glazed window. Sink with vanity cabinets above. Radiator.

#### **Bedroom Two**

2.91 x 2.91 (9'6" x 9'6")

Fitted wardrobes. Double glazed window. Radiator.

#### **Bathroom**

3.24 x 2.39 (10'7" x 7'10")

Suite comprising bath with shower over and pedestal wash hand basin with mixer taps. Airing cupboard housing hot water cylinder and shelving. Double glazed window. Wall mounted ladder style radiator. Tiled walls. Vanity wall mounted cabinet.

#### **Separate Wc**

Part tiled walls. Low level flush Wc. Double glazed window.

#### **Bedroom Three**

Fitted wardrobes. Radiator. Double glazed window.

#### **Second Floor Landing**

Doors to;

#### **Bedroom Four**

2.80 x 3.38 (9'2" x 11'1")

Double glazed window. Access into eaves space. Electric wall mounted heater.

#### **Bedroom Five**

2.84x 2.47 (9'3" x 8'1")

Double glazed window. Access into eaves space. Electric wall mounted heater. Additional storage cupboard.

#### **Private Driveway / Front Garden**

Providing off road parking.

#### **Rear Garden**

Mainly laid to lawn with patio area nearer the house. Pathway leads to the rear of the garden. Shed and summer house. Outdoor tap and hose pipe. Gate providing access to the front of property.

#### **Garage**

3.02 x 6.80 x 3.15 (9'10" x 22'3" x 10'4")

Electric up and over door. Power points. Wooden shelving.

#### **Required Information**

Council tax band: F

Draft version:1

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





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>	<b>61</b>	<b>69</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



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