



Lindum Road, Worthing, BN13 1LX

Price £550,000

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PRICE GUIDE £525,000 to £550,000 A beautifully presented EXTENDED semi detached house with the accommodation arranged over three storeys. The accommodation briefly comprises, entrance hall, cloakroom/Wc, lounge, kitchen/ dining room and living room. To the first floor there are three bedrooms and bath/shower room/Wc. To the second floor there is a main bedroom with ENSUITE shower room/Wc. Externally there is a WEST FACING REAR GARDEN, private driveway, home office and garage store. Benefits include gas central heating and double glazing. Viewing highly recommended.

- Semi Detached House
- Four Bedrooms
- Ensuite Shower Room/Wc
- Home Office / Garage Store
- Modern Kitchen / Dining Room
- Lounge & Living Room
- GF Cloakroom/Wc
- Feature Bath/Shower Room/Wc





Double glazed front door opening to

Entrance Hall

White washed effect LVT flooring. Radiator. Double glazed window to front and side. Staircase to first floor. Understairs cupboard.

Lounge

4.62 max x 3.64 (15'1" max x 11'11")

Double glazed bay window. Brick surround fireplace with log burner and tiled hearth. Radiator. Sliding doors opening to kitchen/dining room.

Kitchen / Dining Room

5.58 x 3.65 (18'3" x 11'11")

Solid wood worktops with shaker style grey cupboards and drawers under. Inset Sink unit. Fitted gas hob with oven and grill under and extractor canopy above. Space for washing machine, fridge/freezer and dishwasher. Double glazed window to side. Wall mounted combination boiler concealed in cupboard. Large central island with fitted cupboards. Matching wall cupboards. Inset spotlights. White washed effect LVT flooring. Vertical modern radiator. Space for dining table and chairs. Opening to

Living Room

3.95 x 3.75 (12'11" x 12'3")

Bifold doors over look the west aspect rear garden. White washed effect LVT flooring. Door to Wc. Two vertical modern radiators. Full height fitted storage units. Inset spotlights.

Cloakroom/Wc

Low level flush Wc. Wash hand basin with cupboard under. Double glazed window. Radiator. White washed effect LVT flooring. Inset spotlights.

First Floor Landing

Double glazed window. Staircase to second floor. Inset spotlights. Wall mounted central heating controls.

Bedroom Two

4.83 x 3.18 (15'10" x 10'5")

Double glazed bay window. Radiator.

Bedroom Three

3.66 x 3.12 (12'0" x 10'2")

Double glazed window. Radiator. Fitted cupboard.

Bedroom Four

2.28 x 1.89 (7'5" x 6'2")

Double glazed window. Radiator.

Bath/Shower Room/Wc

2.29 x 2.18 (7'6" x 7'1")

Suite comprising feature modern bath with central taps and shower attachment, step in corner shower cubicle, wall mounted wash hand basin and low level flush Wc. Tiled floor and tiled walls. Inset spotlights. Chrome towel radiator.

Second Floor Landing

Double glazed window to side and large skylight window.

Bedroom One

5.82 x 3.50 (19'1" x 11'5")

Part sloped ceiling with two skylight windows. Double glazed window to rear. Radiator. Excellent range of fitted bedroom furniture to one wall, including over bed storage. Inset spotlights. Door to en-suite.

Ensuite Shower Room/Wc

2.14 x 1.70 (7'0" x 5'6")

Walk in shower with glass screen and drying area, vanity sink with double drawers under and concealed cistern Wc. Double glazed window. Tiled floor. Inset spotlights. Part tiled walls. Extractor fan.

West Aspect Rear Garden

West aspect and laid to lawn with raised paved patio. Enclosed by fencing.

Private Driveway

Providing off road parking. With double gates to paved area and access to home office and garage store.

Home Office & Garage Store

Existing garage which has been converted and split into two spaces, a home office with double glazed door and window and a garage store with double glazed French doors and double glazed window to side.

Required Information

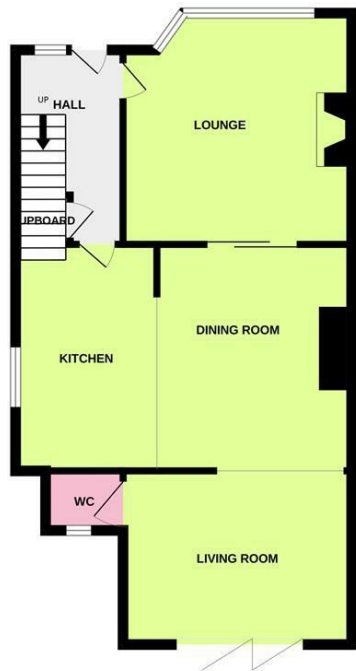
Council tax band: C

Draft version: 1

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



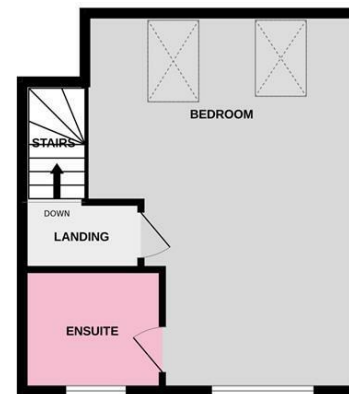
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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		86
(81-91) B		
(69-80) C	74	
(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



baconandco.co.uk

72 Goring Road, Goring-by-sea, Worthing, West Sussex, BN12 4AB

01903 520002

goring@baconandco.co.uk

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