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Estate and letting agents

35 Trent Road, Goring-By-Sea - BN12 4EJ

£595,000







35 Trent Road

Goring-By-Sea, Worthing

Popular and sought after family semi- detached house in favoured West Park area of Worthing being close to shops, schools and mainline railway station. The property also features a private drive to garage and South facing rear garden. The accommodation briefly comprises: Entrance hall, ground floor cloakroom, two good size reception rooms, Refitted modern kitchen, lobby and covered sideway, three double bedrooms and modern fitted bathroom with separate wc. Benefits include gas fired central heating and double glazed windows. CHAIN FREE

Externally there is a private drive to garage, front garden and South facing rear garden.

Council Tax band: E

Tenure: Freehold

- Favoured West Park
- Two large reception rooms.
- Three double bedrooms.
- Scope to create fourth bedroom.
- Refitted modern Kitchen
- Refitted bathroom with sep wc.
- Ground floor cloakroom
- South facing rear garden
- Private drive and garage

Entrance hall
Approached via PVCu part double glazed front door. Double glazed window. Radiator. Picture rail. Understairs storage cupboard.

Lounge
15′ 0″ x 13′ 8″ (4.57m x 4.17m)
Double glazed window. Fitted lounge furniture with book shelves, display cabinets and drawers. Radiator with with ornamental cover. Picture rail. Folding door to :

Dining Room
15′ 0″ x 13′ 8″ (4.57m x 4.17m)
Yorkstone fireplace. Fitted lounge furniture with book shelves, display cabinets and drawers. Picture rail. Radiator with with ornamental cover. Double glazed window and double glazed door leading out to garden.

Modern kitchen
11′ 7″ x 9′ 2″ (3.53m x 2.79m)
Part tiled in attractive ceramics. Moderh refitted kitchen comprising work surfaces with inset double sink with mixer taps. Range of base units comprising of cupboards and drawers. Matching eye level wall units with concealed lighting under. Matching larder unit. Space and plumbing for washing machine. Space for tall fridge/freezer. Fitted double oven. Fitted electric hob with concealed extractor above. Double glazed window. Sliding doot to :

Lobby
Recessed providing large storage area . Wall mounted 'Worcester' gas fired boiler supplying hot water and central heating. Door leading to cloakroom . Double glazed door leading to covered side.

Cloakroom
Half tiled. Modern white low level wc.

Covered sideway
Door either end giving access to front and rear gardens. Personal door to garage.





First floor landing
Accessed via stairs from entrance hall. Double glazed window. Walk in storage/linen cupboard with light. Lagged hot water cylinder with immersion heater. Access via folding ladder to loft space. Insulated. Light.

Bedroom 1
16′ 2″ x 13′ 8″ (4.93m x 4.17m)
Alcove with built in wardrobe. Radiator. Double glazed window. Picture rail.

Bedroom 2
14′ 9″ x 13′ 8″ (4.50m x 4.17m)
Alcove with fitted floor to ceiling wardrobes. Radiator. Double glazed window. Picture rail.

Bedroom 3
10′ 8″ x 8′ 5″ (3.25m x 2.56m)
Double glazed window. Radiator. Picture rail.

Modern Bathroom
7′ 5″ x 6′ 0″ (2.26m x 1.83m)
Fully tiled in attractive ceramics. Refitted modern white suite comprising of panelled bath with mixer taps and independent shower with glazed shower screen. Pedestal wash hand basin. Chrome meated towel rail. Double glazed window.

Separate WC
Half tiled . Modern refitted close coupled wc. Double glazed window.

FRONT GARDEN

walled front garden with paved areas having flower beds and borders.

REAR GARDEN

South facing rear garden . Laid to lawn with full width natural stone patio. Flower bed. Outside water tap

DRIVEWAY

2 Parking Spaces

Private driveway with standing for a couple of vehicles and leading to :

GARAGE

Single Garage

Integral garage with electric door. Power and light. Outside tap. Personal door from covered sideway.

OFF STREET











GROUND FLOOR

1ST FLOOR



35 TRENT ROAD

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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Bacon and Company

Bacon and Company, 72 Goring Road, Goring-By-Sea - BN12 4AB

01903520002 · goring@baconandco.co.uk · www.baconandco.co.uk

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