



29 Centrecourt Road, Worthing, BN14 7AQ
Guide Price £200,000

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A first floor Freehold flat with south facing balcony and private garden offered for sale close to Worthing station and with vacant possession. The accommodation includes a private entrance, first floor hallway, lounge, south facing balcony, kitchen, bathroom/WC and two bedrooms. The property does require some refurbishment but viewing is recommended.

- Close To Broadwater Village & Worthing Station
- Two Bedroom Flat
- Southerly Aspect Private Balcony
- Private Rear Garden
- Chain Free
- South Aspect Lounge
- Fitted Kitchen & Bathroom
- Requires Some Refurbishment





Entrance

Double glazed front door to:

Entrance Hall

Radiator, staircase to first floor.

First Floor Hallway

Radiator, access to loft space, double storage cupboard with cupboards above.

Lounge

5.11m x 3.05m (16'9 x 10'0)

Gas fire with fireplace surround, two double glazed windows, radiator, double glazed door to:

South Facing Balcony

Southerly aspect.



Kitchen

2.77m x 2.74m (9'1 x 9'0)

Worktop surfaces with cupboards and drawers under incorporating a single drainer sink unit, wall cupboard and recessed shelved cupboard, radiator, double glazed window, part tiled walls, larger cupboard, double glazed window to rear, door and steps to exit.

Bedroom One

3.18m x 3.05m (10'5 x 10'0)

Radiator, double glazed window to rear, cupboard housing gas fired boiler.

Bedroom Two

3.18m x 2.44m (10'5 x 8'0)

Radiator, double glazed window to front.



Bathroom/WC

Comprising panelled bath with shower over, pedestal wash hand basin, low level flush WC, part tiled walls, double glazed window.

Private Garden

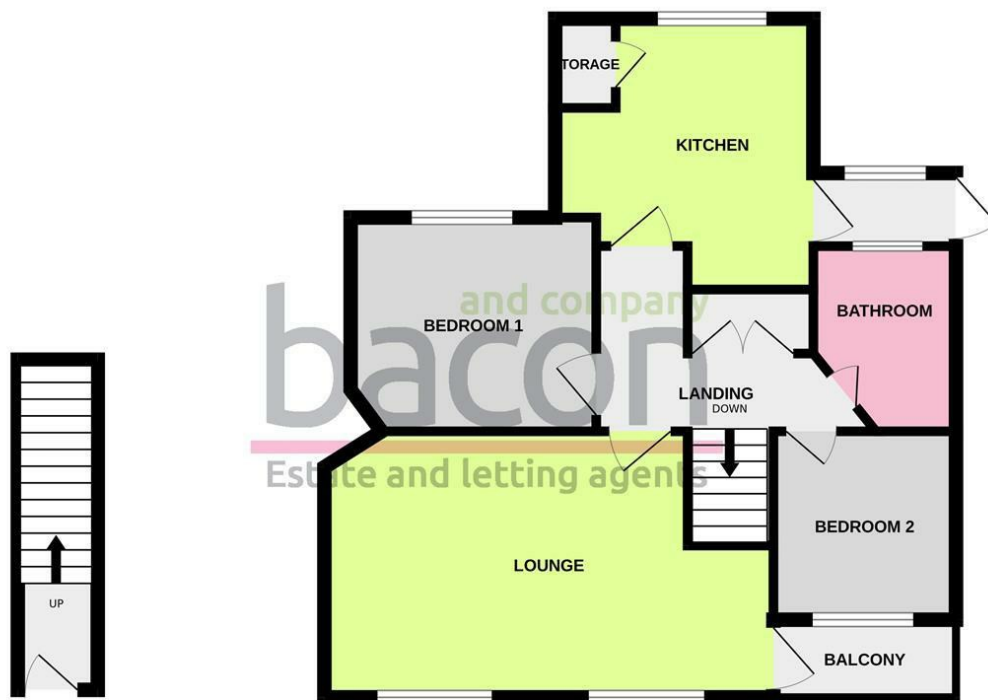
Mainly paved enclosed by fencing timber built storage shed.

Council Tax

Band A

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT
01903 524000

broadwater@baconandco.co.uk

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