



28 Marlborough Road, Worthing, BN12 4HB  
Asking Price £499,950

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We are delighted to present to the market this wonderfully presented Link Detached Bungalow. Offering three bedrooms and three reception rooms, one of which could easily be converted into a fourth bedroom if desired. The property also features a modern fitted kitchen, a stylish bathroom serving as utility space also, and an en-suite shower room. Outside, the bungalow boasts a beautifully landscaped rear garden and ample off-road parking.

- Link Detached Bungalow
- Three/Four Bedrooms
- Two Bathrooms
- Off Road Parking
- Beautifully Landscaped Rear Garden
- Modern Kitchen
- Separate Dining Room
- Viewing Highly Recommended









#### Entrance Porch

Accessed via half glass double glazed front door.

#### Entrance Hall

Tiled flooring throughout. Radiator. Access to loft via hatch with pull down ladder.

#### Kitchen

3.59 x 3.72 (11'9" x 12'2")

Tiled flooring throughout. A modern fitted kitchen briefly comprising; matching wall and base cupboard units. Composite worktops. Stainless steel inset sink with drainer. Integrated appliances including, fridge/freezer, double oven, 5 ring gas hob with extractor hood above, dishwasher. Part tiled walls. Double glazed window. Double glazed obscured door providing side access.

#### Dining Room

3.30 x 3.42 (10'9" x 11'2")

Floorboards throughout. Radiator.

#### Living room

6.37 x 3.31 (20'10" x 10'10")

Double aspect living room with two double glazed windows. Carpeted throughout. Double glazed French doors leading into rear garden.



#### Bedroom 4/Home Office

3.14 x 4.29 (10'3" x 14'0")

Carpeted throughout. Radiator. Double glazed window. Door providing access to large storage room.

#### Bedroom One

3.60 x 5.44 (11'9" x 17'10")

Carpeted throughout. Two radiators. Feature bay with double glazed window. Two large built in wardrobes.

#### Bedroom Two

3.32 x 3.63 (10'10" x 11'10")

Carpeted throughout. Radiator. Double glazed window. Door providing access to;

#### En Suite

1.36 x 2.70 (4'5" x 8'10")

Carpeted throughout. Fully tiled walls. Low level Wc with matching wash hand basin. Walk in shower with sliding glass screen protect. Frosted double glazed window. Wall mounted heated towel rail.

#### Bedroom Three

3.26 x 2.22 (10'8" x 7'3")

Carpeted throughout. Radiator. Double glazed window.



#### Shower Room / Utility

2.61 x 2.62 (8'6" x 8'7")

Carpeted throughout. Fully tiled walls. Vanity sink unit with storage cupboards below. Matching low level Wc. Large fitted base unit housing washing machine and tumble dryer. Shower cubicle with glass screen protect. Wall mounted heated towel. Combined housing radiator and shelving serving as airing cupboard. Two frosted double glazed windows.

#### Outside

##### Rear Garden

A beautifully maintained walled rear garden. Large lawned area with patio surround offering multiple seating areas. Side access leading to front of property.

#### Required Information

Council tax band:

Draft version: D

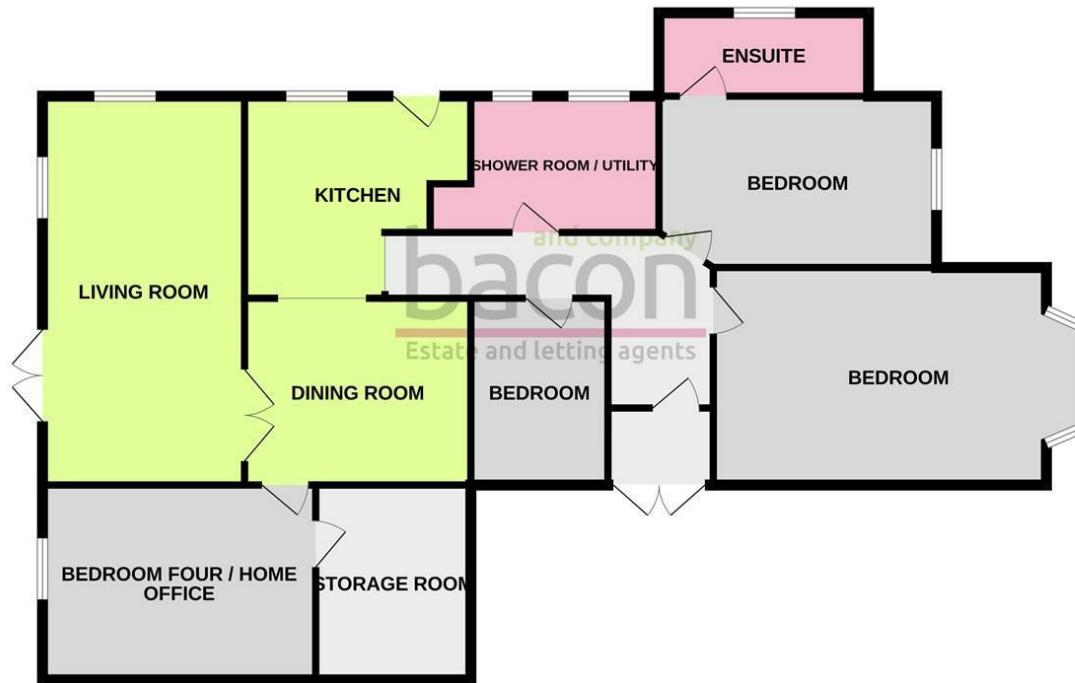
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.







## GROUND 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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</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<br>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 confirm their condition or working order.



baconandco.co.uk

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

01903 520002

goring@baconandco.co.uk