



28 Lanfranc Road, Worthing, BN14 7ER
Offers Over £300,000

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We are delighted to bring to the market this charming mid-terrace house located on Lanfranc Road. This delightful property boasts a cosy reception room, perfect for relaxing with family and friends. With two inviting bedrooms, there is ample space for a small family or guests to stay comfortably. The house features a well-maintained bathroom, ensuring convenience and privacy for all residents.

- Period Property
- Two Double Bedrooms
- Lounge/Diner
- Gas Fired Central Heating
- Double Glazed Throughout
- Sizable Family Bathroom
- New 'Bosch' Boiler
- Viewing Highly Recommended





Front Door Leading to;

Lounge/Diner

7.5 x 3.8 (24'7" x 12'5")

Carpeted throughout. Two radiators. Three double glazed windows. Open fire with stone hearth surround. Access to under stair cupboard. Tv and telephone points.

Kitchen

4.1 x 2.6 (13'5" x 8'6")

Wood effect flooring throughout. Roll edge work surfaces with a range of matching wall and base units. Space for various appliances. Inset stainless steel sink with drainer. Double glazed window. Glass door leading to rear garden.

Stairs to;



First Floor Landing

Access to loft via hatch.

Bedroom One

4.1 x 3.5 (13'5" x 11'5")

Carpeted throughout. Radiator. Two double glazed windows.

Bedroom Two

3.2 x 2.5 (10'5" x 8'2")

Carpeted throughout. Radiator. Double glazed window.

Bathroom

Wood effect flooring. Panelled bath with with shower attachment. Part tiled walls. Sink unit with matching low level W/c. Cupboard housing the combination boiler. Frosted double glazed window.



Cloakroom

Low level W/c. Frosted double glazed window.

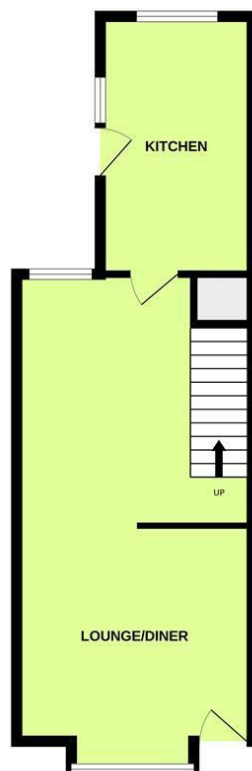
Outside

Rear Garden

Laid to stone. Outside storage shed. Access through gate to rear access.



GROUND FLOOR



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1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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		88
(81-91) B		
(69-80) C		
(55-68) D	66	
(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



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