



29 Palatine Road, Worthing, BN12 6JR  
Offers Over £500,000



A beautifully refurbished three bed semi-detached family home well positioned for local schools, shops and railway station available chain free.

The ground floor accommodation comprises entrance vestibule, reception hall with under stair storage and cloaks/WC. Beyond the reception hall is an open plan fully fitted modern kitchen/dining/living space complete with a single story extension to the rear of the house with direct access through double glazed bi-fold doors to the rear garden creating a desirable entertaining space. An additional reception room on the ground floor room can be utilised as a sitting/TV room, bedroom or office.

The upper floor provides access to three double bedrooms all of which benefit from new carpet, skirting, double glazed windows & levelled ceiling. The family washroom is modern.

- Semi-Detached House
- Three/Four Bedrooms
- Refurbished & Extended
- Open Plan Kitchen/Lounge/Diner
- Downstairs W/C
- Driveway for Multiple Cars
- Garage
- South Aspect Garden
- Chain Free



The property sits back from the road via a large, newly laid driveway providing generous off-street parking and access to the garage along with low maintenance planted borders. The frontage has been modernised to create a clean, contemporary appearance, with a smart rendered finish to the ground floor and contrasting brickwork above.

### **Entrance Porch**

Contemporary front door to enclosed porch area providing practical space for coats, shoes and everyday storage.

### **Entrance Hall**

### **Downstairs WC**

A newly installed downstairs WC finished to a modern standard, comprising a low level WC and wash hand basin. Double glazed window.

### **Open plan Kitchen/Lounge/Diner**

5.97m x 4.93m - extension 5.1m x 2.7m (19'7" x 16'2" - extension 16'8" x 8'10")

The rear of the property has been transformed by a stylish single storey extension, creating an impressive open plan kitchen, living, and dining space ideal for entertaining. Flooded with natural light from a skylight and bi-folding doors opening onto the rear garden offering seamless indoor and outdoor living.

The kitchen is newly fitted and finished to a high contemporary standard, featuring a stylish range of wall and base units providing ample

storage. Complemented by quality work surfaces and integrated appliances, the layout is both practical and well considered for everyday use. LVT herringbone flooring throughout. Recessed ceiling spotlights enhance the bright, modern feel, while the open plan design allows generous proportions for both comfortable lounge seating and a dining area.

### **Study/Bedroom Four**

5.99m x 4.93m (19'8 x 16'2 )

A versatile ground floor room offering flexible use as a bedroom, snug, or home office. Recently updated, the room features new double glazed windows, radiator, fresh carpeting, and a levelled ceiling with modern pendant lighting. Bright and comfortable, this space is ideal for home working, guest accommodation, or additional living space to suit a variety of needs.

Carpeted stairs from entrance hall to :

### **First Floor Landing**

Access to loft space via folding ladder. Feature staircase pendant light.

### **Bedroom One**

4.34m x 3.45m (14'3 x 11'4)

Generous south aspect double bedroom. New carpets, newly installed radiators, new double-glazed windows, and modern pendant lighting.

### **Bedroom Two**

3.73m x 3.10m (12'2" x 10'2" )

Double bedroom to the front of the property.

New carpets, newly installed radiators, new double-glazed windows, and modern pendant lighting.

### **Bedroom Three**

3.10m x 2.36m (10'2 x 7'9 )

Double bedroom to the rear of the property. New carpets, newly installed radiators, new double-glazed windows, and modern pendant lighting.

### **Bathroom/wc**

Fully tiled walls and floor comprising of step in shower cubicle with glazed folding doors and chrome shower. Close coupled wc. Wash hand basin. Double glazed window. Recessed ceiling spotlighting. Radiator.

### **Outside**

#### **South Facing Rear Garden**

A generous south aspect garden. Sandstone patio area providing an ideal area for entertaining. Beyond the patio, the garden is predominantly laid to lawn. Flower and shrub borders.

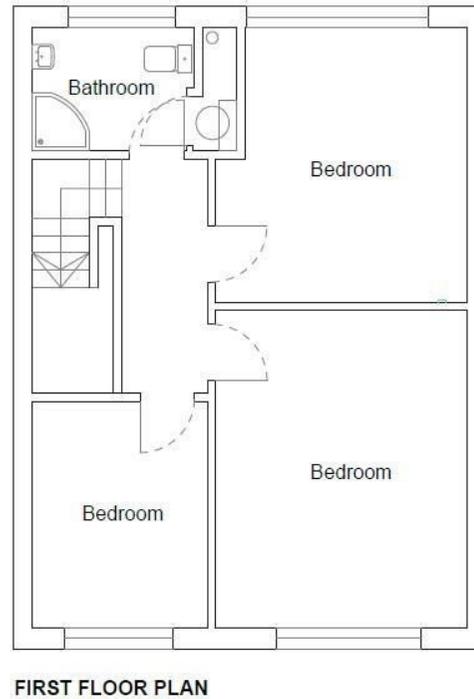
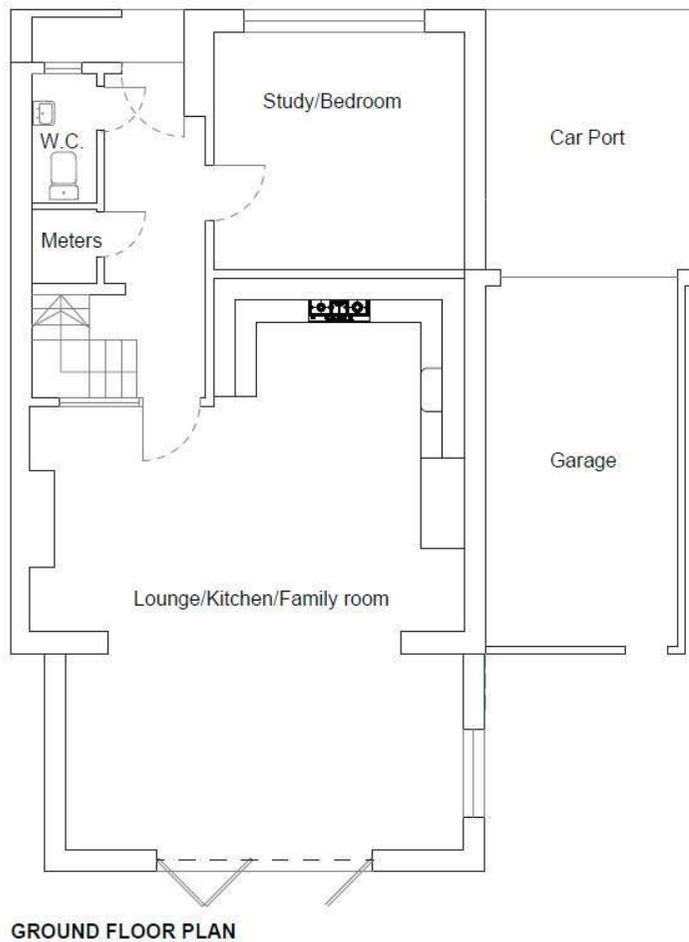
#### **Attached Garage**

New black roller shutter door. Brick built. Power and light. Personal door out to garden.









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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 confirm their condition or working order.



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