



32 Ethelwulf Road, Worthing, BN14 7NF
Guide Price £450,000

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We are delighted to offer for sale this deceptively spacious three bedroom semi-detached family home with two reception rooms, the property also benefits from no on-going chain!

In brief the property consists of a bright entrance hallway with doors leading to a separate bay fronted lounge having an open fireplace, to the rear you have dining space with sliding doors out into the rear garden & a fitted kitchen area with space for appliances, there is also a handy outside toilet, perfect for those who love gardening, on the first floor you have three spacious bedrooms, the master bedroom has an en-suite bathroom & there is also a family shower room to complete the accommodation.

Externally you have front garden mainly laid to patio having side access & rear garden being mainly laid to lawn & having an outbuilding.

- Semi-Detached Family Home
- Three Bedrooms
- En-Suite Master Bedroom
- Two Reception Rooms
- Fitted Kitchen
- First Floor Shower Room
- Chain Free
- Open Fireplaces





Entrance Hallway

4.83m x 1.78m (15'10 x 5'10)

Laminate flooring, carpeted stairs leading to first floor, radiator, double glazed window, double glazed front door.

Separate Lounge

4.70m x 4.24m (15'5 x 13'11)

Laminate flooring, radiator, feature open fireplace, picture rail, double glazed bay window, feature coving.

Dining Room

3.96m x 3.63m (13 x 11'11)

Laminate flooring, radiator, feature fireplace, double glazed sliding doors to rear garden.

Fitted Kitchen

3.94m x 2.39m (12'11 x 7'10)

Tiled flooring, roll edge work laminate work surfaces with cupboards below & matching eye level cupboards, inset stainless steel single drainer sink unit with mixer tap, space for fridge freezer, integrated oven with hob above & extractor fan over, space for washing machine, double glazed window, double glazed door leading to side access, spotlights.



First Floor Landing

Carpeted floor, loft hatch access, double glazed window.

Master Bedroom

3.91m x 5.23m at max (12'10 x 17'2 at max)

Carpeted flooring, radiator, double glazed window, access to en-suite bathroom.

En-Suite Bathroom

2.36m x 1.57m (7'9 x 5'2)

Tiled flooring, panel enclosed bath with power shower over, part tiled walls, low flush WC, hand wash basin with mixer tap, double glazed window.

Bedroom Two

4.67m x 3.61m (15'4 x 11'10)

Stripped wooden flooring, radiator, double glazed bay window, fireplace.

Bedroom Three

2.69m x 2.44m (8'10 x 8)

Carpeted floor, radiator, picture rail, double glazed bay window.



Shower Room

2.69m x 1.63m (8'10 x 5'4)

Tiled flooring, fitted shower cubicle having an integrated shower, low flush WC, hand wash basin with mixer tap, chrome ladder style heated towel rail, double glazed window.

Externally

Front Garden

Mainly laid to paving, gated side access.

Rear Garden

Patio area stepping onto lawned area having various flower borders, wall enclosed, outside tap.

Outside WC

Low flush WC, window.

Outside Storage Room

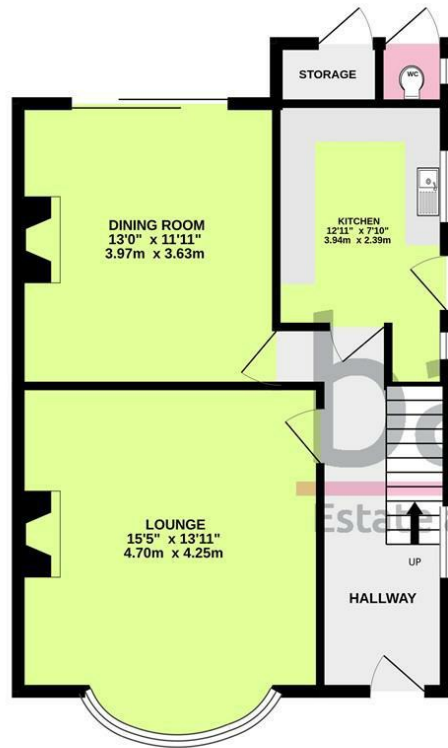
External storage cupboard perfect for garden tools.

Council Tax

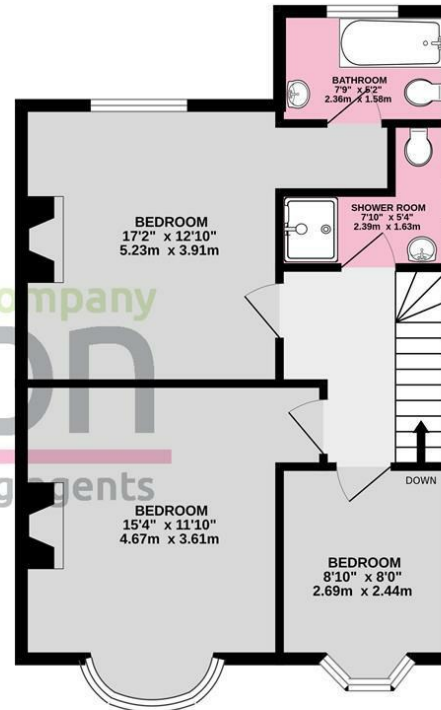
Band C



GROUND FLOOR
558 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 1097 sq.ft. (101.9 sq.m.) approx.

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 is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			81
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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