



59 Sompting Road, Worthing, BN14 9ET
Guide Price £365,000

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Estate and letting agents



A three double bedroom, two bathroom terraced family home benefitting from a West facing rear garden in this popular location of Broadwater. Briefly the accommodation comprises to the ground floor: entrance hall, living room, dining room with bay window, kitchen and utility room, to the first floor there is a landing, two double bedrooms, luxury four piece family bathroom suite and to the top floor is the main bedroom with ensuite. Externally there is a well maintained front garden and further rear garden which benefits from a three meters squared summer house. Located within close proximity to local schools, shops, parks and amenities with convenient access to the A27.

- Three Double Bedrooms
- Four Piece Family Bathroom and Ensuite
- Two Reception Rooms
- West Facing Rear Garden
- Popular Broadwater Location
- Close to Local Schools, Shops, Parks & Amenities





Entrance Hall

Double glazed composite front door. Radiator. Under stairs storage cupboard. Exposed floorboards.

Living Room

Double glazed door to rear garden. Radiator. Feature chimney breast with tiled hearth to front. Exposed floorboards.

Dining Room

Double glazed bay window to front. Radiator. Exposed floorboards. Opening to

Kitchen

Roll edge work surface having inset single draining ceramic sink with Swan neck mixer tap and draining board. Four ring electric hob with tiled splashback and extractor cooker hood over. Fitted oven. Matching range of cupboards, drawers and eyelevel wall units. Radiator. Double glazed window. Opening to:

Utility Room

Works office with space and plumbing for washing machine underneath. Space for tall fridge freezer. Wall mounted 'Worcester' combination boiler supplying gas central heating and hot water. Radiator. Double glazed window overlooking rear garden. Double glazed door to rear garden.

Stairs from entrance hall to:

First Floor Landing

Access to all rooms. Exposed floorboards.

Bedroom Two

Double glazed window to front. Radiator. Exposed floorboards.

Bedroom Three

Double glazed window overlooking rear garden. Radiator. Exposed floorboards. Dado rail.

Luxury Four Piece Bathroom Suite

White suite comprising step in shower tray with glazed screen and door wall mounted controls, shower attachment and overhead rainfall shower. Freestanding bath with mixer tap over and seperate handheld attachment. Close coupled WC. Wall hung vanity unit with wash hand basin, mixer tap and cupboard below. Ladder style towel radiator. Tiled floor and part tiled walls. Double glazed window window. Built-in shelved linen cupboard. Inset ceiling spotlighting. Extractor fan.

Stairs from first floor landing to:

Top Floor

Bedroom One

Dual aspect. Two double glazed Velux windows with internal shutting blinds to front. Double glazed window overlooking rear garden. Access to loft eves via hatch.

Ensuite

White suite comprising step in shower tray with glazed shower screen, wall mounted controls, separate handheld attachment and overhead rainfall shower. Close coupled WC. Vanity unit with wash hand basin, mixer tap and cupboards below. Ladder style towel radiator. Double glazed window. Inset ceiling spotlighting.

Outside

West Facing Rear Garden

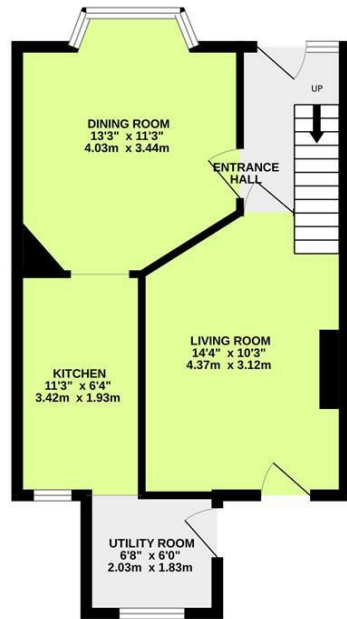
Paved patio area with space for outdoor furniture. The rest being laid to lawn with borders of mature shrubs and bushes. Further paved patio area having access via rear gate and. Summer house which measures 3m squared and has power. Brick built barbeque area.

Front Garden

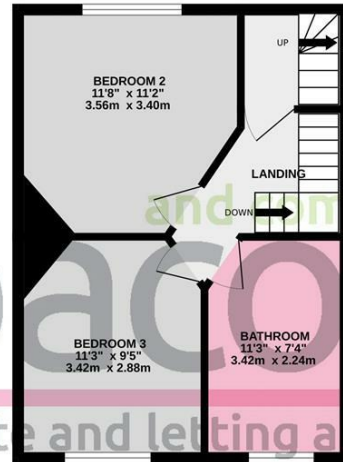
Formal wall to front. Paving for ease and maintenance.



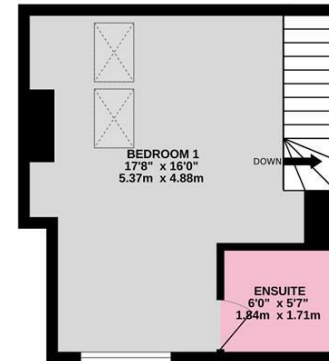
GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



2ND FLOOR
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.9 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 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	65	73
(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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