



55 Palmerston Avenue, Worthing, BN12 4RN  
Guide Price £350,000

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A three bedroom mid terrace family home benefitting from a West facing rear garden and driveway in this popular area of Goring. Briefly the accommodation comprises: entrance hall, living/dining room, kitchen, utility room, ground floor cloakroom, landing, three bedrooms and bathroom/wc. Externally there is a West facing rear garden and private driveway.

- Three Bedroom
- Mid Terrace Family Home
- West Facing Rear Garden
- Driveway
- Open Plan Lounge/Diner
- Ground Floor WC





### **Porch**

Double glazed door and window. Tiled floor. Timber door to:

### **Entrance Hall**

Radiator. Understairs storage cupboard.

### **Living Room**

Double glazed window to front. Two radiators. Double glazed French doors leading to rear garden. Gas fireplace with stone and timber mantle piece surround.

### **Kitchen**

Roll edge work surface having inset single drainer with pull down hose mixer tap. Four ring cooker with extractor fan over. Space for undercounter fridge/freezer. Matching range of cupboards, drawers and eye level wall units. Wall mounted 'Baxi' combi boiler supplying gas central heating and hot water. Glazed window and glazed door to:



### **Utility Room**

Roll edge work surface with space and plumbing underneath for washing machine and dishwasher. Double glazed window. Double glazed door to rear garden.

### **Ground Floor WC**

Close coupled wc. Glazed window.

Stairs from entrance hall to first floor landing.

### **Landing**

Access to loft via hatch. Shelved linen cupboard with radiator.

### **Bedroom One**

Two double glazed windows overlooking rear garden. Radiator. Recessed wardrobe with shelving and hanging rail.

### **Bedroom Two**

Double glazed window to front. Radiator.



### **Bedroom Three**

Double glazed window to front. Radiator.

### **Bathroom/wc**

White suite comprising panelled bath with mixer tap. Glazed screen with electric Triton shower. Pedestal wash hand basin. Close coupled wc. Ladder style towel radiator. Double glazed window.

### **Outside**

#### **West Facing Rear Garden**

Majority being laid to lawn with a large paved patio area with space for outdoor furniture. Borders of mature Small trees shrubs and bushes. Two sheds. 6 foot fenced surround. Greenhouse.

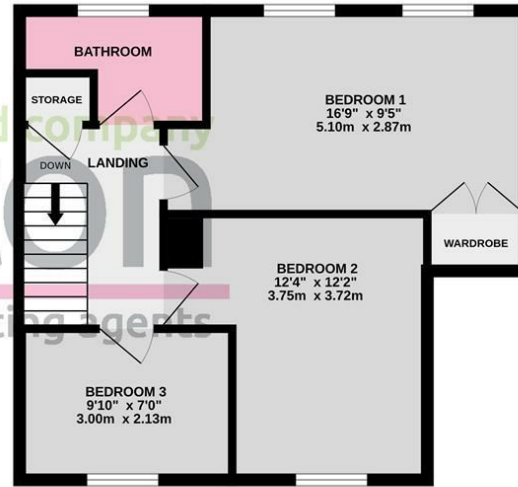
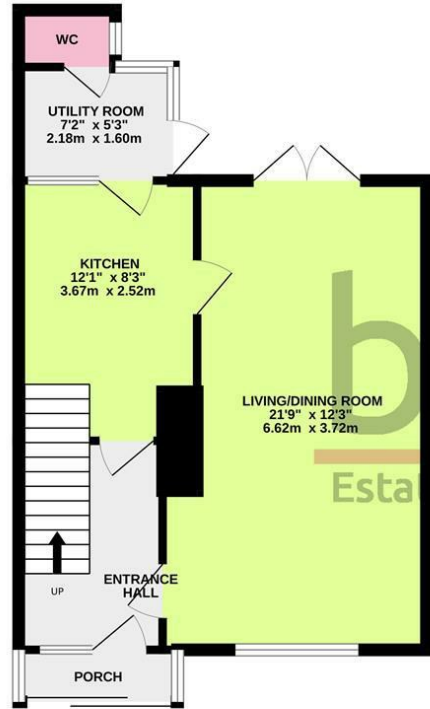
#### **Driveway**

Hard standing with space for up to 2 vehicles. Boards of mature shrubs and bushes. Formal wall surround.



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 904sq.ft. (84.0 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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



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