



15 Cross Street, Worthing, BN11 1UP
Asking Price £285,000

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A well presented end-of-terrace house located in a central Worthing position, close to shops, amenities, and the mainline station. The property offers two double bedrooms, a family bathroom, along with two spacious reception rooms providing flexible living and dining space. A modern fitted kitchen sits to the rear and access to a private, south-facing garden designed for low maintenance.

- End of terrace
- Modern Interior
- Short distance to town centre
- Close to Worthing train station
- Chain free
- Double glazed windows
- Separate dining room
- South Facing Courtyard



Front garden leading to:

Porch

Double patio doors. double glazed leading into

Lounge

3.58 x 3.13 (11'8" x 10'3")

Double glazed window. Radiator. Cupboard housing electric meter.

Dining room

3.40 x 3.42 (11'1" x 11'2")

Double glazed window. Radiator.

Kitchen

1.50 x 4.00 (4'11" x 13'1")

Tiled flooring. Half tiled wall. Modern fitted wall units and cupboards. Combination boiler. Space for oven/hob, washing machine and fridge freezer. Stainless steel sink unit with single drainer. Radiator. Dual aspect double glazed windows.

Stairs leading to first flooring landing

Main bedroom

3.56 x 3.58 (11'8" x 11'8")

Radiator. Double glazed window.

Second bedroom

1.56 x 2.95 (5'1" x 9'8")

Radiator. Double glazed window. Inbuilt cupboard.

Bathroom

1.56 x 1.78 (5'1" x 5'10")

Fully tiled. Vinyl flooring. Extractor fan. Double glazed windows. Matching bath and sink unit with mixer taps. Toilet with cistern. Wall mounted vanity unit. Fitter mirror.

Garden

South facing Patio area. Gate leading to rear access.

GROUND FLOOR
326 sq.ft. (30.3 sq.m.) approx.

1ST FLOOR
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA: 579 sq.ft. (53.8 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		83
(69-80) C		
(55-68) D		
(39-54) E	49	
(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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