



62 Brendon Road, Worthing, BN13 2PT

Price Guide £294,000



A spacious end of terrace house with South aspect rear garden and garage. Located in Salvington within close proximity to local shops, schools and bus services. The accommodation briefly comprises, entrance hall, lounge / dining room and modern kitchen. To the first floor there are two double bedrooms and bathroom/Wc. Externally there is a SOUTH FACING REAR GARDEN, front garden and GARAGE. Viewing is highly recommended.

- End Terrace House
- Garage
- South Facing Rear Garden
- Two Double Bedrooms
- Modern Kitchen
- Lounge / Dining Room
- Gas Central Heating
- Double Glazing





Double glazed front door and side window opening to;

Entrance Hall

Varnished wood floor. Radiator. Glazed door opening to:

Lounge / Dining Room

7.72 x 3.58 (25'3" x 11'8")

Varnished wood floor. Double glazed double doors opening to the rear garden. Double glazed window to front. Two Radiators. Understairs cupboard.

Kitchen

2.37 x 2.56 (7'9" x 8'4")

Range of work surfaces with cupboards fitted under. Inset single drainer sink unit, fitted electric hob with oven under and extractor above. Integrated dishwasher. Space for washing machine and fridge/ freezer. Double glazed



window. Part tiled walls. Matching wall cupboards. Varnished wood floor. Inset spotlights.

First Floor Landing

Access hatch to partially boarded loft space. Inset spotlights.

Bedroom One

4.60 x 4.60 (15'1" x 15'1")

Two double glazed windows. Radiator. Inset spotlights.

Bedroom Two

4.15 x 2.62 (13'7" x 8'7")

Double glazed window. Radiator. Fitted double wardrobe.

Bathroom/Wc

Panelled bath with independent shower above and shower screen. Vanity basin with drawers



under. Low level flush Wc. Tiled walls. Double glazed window.

Front Garden

Laid to lawn with planted borders.

South Facing Rear Garden

Mainly Laid to lawn with hardstanding and double gates providing vehicle access. Timber shed with power, currently used for the current owners tumble dryer.

Garage

Up and over door. Located to the rear of the property.

Required Information

Council tax band: C

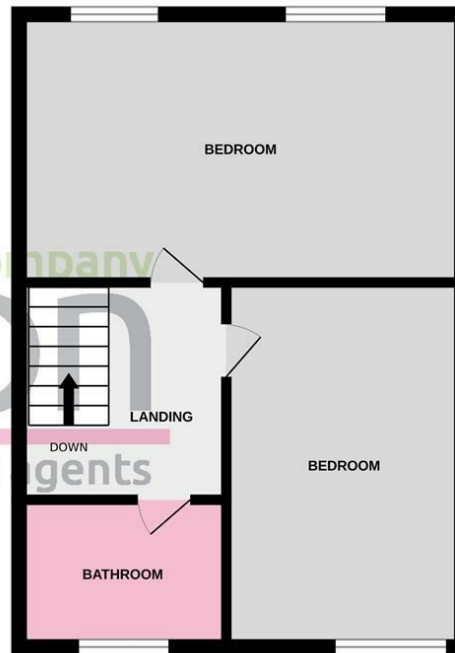
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Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

GROUND FLOOR



1ST FLOOR



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) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 68 | |
| (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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