



55 Southfield Road, Worthing, BN14 9EQ  
Guide Price £350,000

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A two bedroom terraced home located in this popular treelined road of Broadwater. Briefly the accommodation comprises: entrance hall, open living and dining room, kitchen, landing two bedrooms and four piece family bathroom suite. Externally there is a well maintained front and rear garden benefitting from a summer house. Further benefits include double glazing and gas central heating throughout.

- CHAIN FREE
- Two Bedrooms
- Popular Terraced House
- Maintained Front and Rear Gardens
- Summer House
- Two Reception Rooms
- Broadwater Location
- Close to Local Shops, Schools and Ammenties





### Entrance Hall

Timber front door with glazing. Radiator. Inset ceiling spotlighting.

### Living Room

Double glazed window to front. Radiator. Feature fire place. Opening to

### Dining Room

Double glazed windows overlooking rear garden. Radiator.

### Kitchen

Square edge work surface having inset single draining stainless steel sink with mixer tap and draining board. Fitted oven. Four ring gas hob with extractor cooker hood over. Space and plumbing for washing machine. Space and plumbing for dishwasher. Integrated fridge/freezer. Matching range of gloss white cupboards, drawers and eye level wall units.



Access to understairs storage cupboard. Cupboard housing combination boiler supplying gas central heating and hot water. Built in pantry cupboard. Dual aspect with two double glazed windows. Double glazed door leading to rear garden.

Stairs from entrance hall to:

### Landing

Access to loft space via hatch. Built in storage cupboard. Inset ceiling spotlighting.

### Bedroom One

Two double glazed windows to front. Radiator. Inset ceiling spotlighting. Cast iron feature fire place.

### Bedroom Two

Double glazed window over looking rear garden. Radiator. Cast iron feature fire place. Inset ceiling spotlighting.



### Four Piece Bathroom Suite

White suite comprising step in shower tray with glazed screen and wall mounted mixer tap controls with shower over. Tiled bath with mixer tap. Close coupled wc. Wall mounted wash hand basin with mixer tap. Double glazed windows overlooking rear garden. Ladder style towel radiator. Shaving socket.

### Outside

#### Front Garden

Formal wall to front. Area of paving with borders of mature bushes and shrubs.

#### Rear Garden

Paved seating area with space for tables and chairs. The rest being laid to lawn. Fence surround. Summer house having double opening doors and power.



GROUND FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 778 sq.ft. (72.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>62</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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