



31 Meadow Road, Worthing, BN11 2RH
Guide Price £425,000

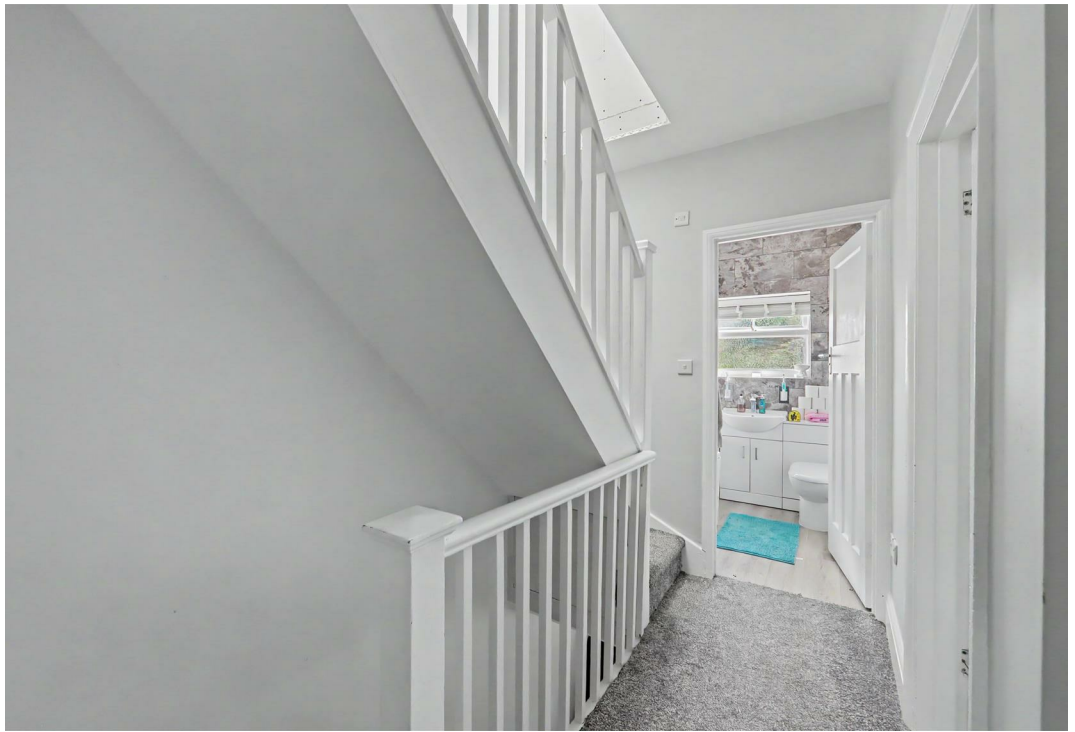
and company
bacon
Estate and letting agents



A loft converted four bedroom, two bathroom terraced family home located in this popular location of East Worthing being close to local schools, shops, seafront and East Worthing Railway Station. Briefly the accommodation comprises: entrance porch, entrance hall, living room, open plan kitchen/dining room, first floor landing, three bedrooms, family bathroom/wc, second floor landing, bedroom one and shower room/wc. Externally there are well maintained front and rear gardens and off road parking located to the rear of the property.

Please note: Above the front door will be rendered by the end of October/Start of November 2026.

- Four Bedroom
- Two Bathroom
- Open Plan Kitchen/Dining Room
- Rear Garden
- Parking
- Front Garden
- Loft Converted
- Terraced Family Home
- Close to local schools, shops and seafront





Entrance Porch

Double glazed composite door. Tiled floor. Timber door to:

Entrance Hall

Feature radiator. Fitted understairs storage comprising three built in storage drawers and one cupboard.

Living Room

Double glazed bay window to front. Radiator.

Open Plan Kitchen/Dining Room

Granite quartz square edge work surface having under mounted single draining sink with swan neck mixer tap and draining board into work surface. 'Bosch' four ring induction hob with extractor fan over. Fitted 'AEG' oven microwave and pyrolytic oven. Integrated tall fridge/freezer, washing machine, 'AEG' dishwasher and wine cooler. Matching range of gloss grey cupboards, drawers and eye level wall units. Tiled splash back.

Inset ceiling spotlighting. Feature tall radiator. Double glazed bay with sliding patio door to rear garden.

Stairs from entrance hall to:

First Floor Landing

Doors to all rooms and further staircase to 2nd floor.

Bedroom Two

Double glazed bay window to front. Radiator. Recessed storage cupboards into alcove comprising drawers and hanging railing.

Bedroom Three

Double glazed window overlooking rear garden. Radiator. Picture rail.

Bedroom Four

Double glazed window overlooking rear garden. Radiator. Fitted cupboard over bulkhead comprising drawers and hanging rail.

Family Bathroom/wc

White suite comprising panelled P shaped bath with mixer tap, glazed shower screen, and wall mounted controls with overhead rainfall shower and separate handheld attachment. Vanity unit having wash hand basin with mixer tap and cupboard below. Concealed cistern wc. Inset ceiling spotlighting. Extractor fan. Double glazed window. Ladder style towel radiator.

Stairs from first floor landing to:

Second Floor Landing

Doors to all rooms. Double glazed velux window.

Bedroom One

Dual aspect. Two double glazed Velux windows. Double glazed window with distant views of the south Downs. Feature radiator. Access to loft eaves.

Shower Room/wc

White suite comprising step in shower tray with wall mounted controls, overhead rainfall shower and separate handheld attachment with

glazed sliding doors. Vanity unit with wash hand basin and mixer tap below. Close coupled WC. Ladder style towel radiator. Double glazed window. Inset ceiling spotlight. Extractor fan. Two built in toothbrush chargers.

Outside

Rear Garden

Composite raised decked area with timber surround and space for outdoor furniture. The rest being laid to lawn with area of further paving. Six foot fence surround. Access to rear via gate. Brick built storage shed. Further outside wc.

Parking

Located to the rear of the property, there is access for up to 2 vehicles for parking.

Front Garden

Formal wall to front. Majority being laid to lawn. Borders of matures shrubs and bushes.

Required Information.

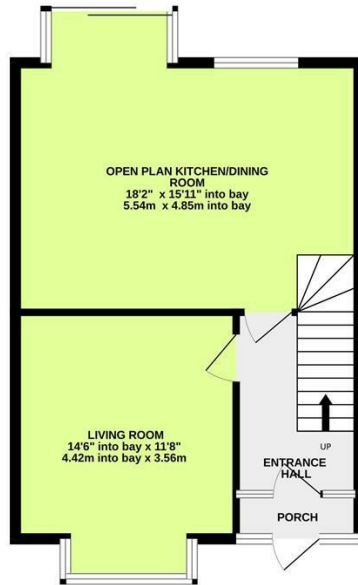
Council tax band: B

Draft version: 1

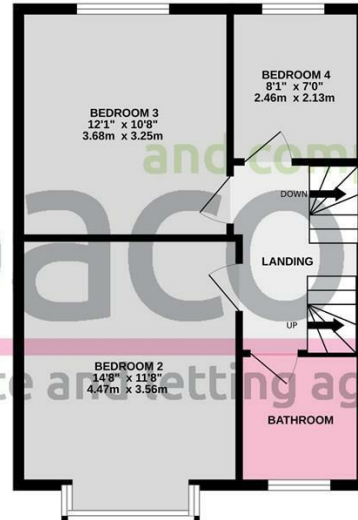
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



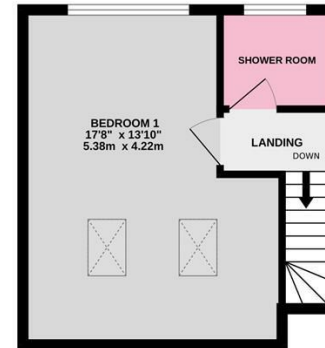
GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



2ND FLOOR
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 1244 sq.ft. (115.6 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		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(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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