



48 Marlowe Road, Worthing, BN14 8EP
Guide Price £425,000



An extended three bedroom terraced house forming part of the sought after Broadwater catchment area, close to local shops, schools and mainline railway station. The accommodation consists of a covered porch, reception hall, lounge, dining room, extended kitchen, first floor landing, three bedroom, bathroom, separate w.c, loft, private driveway, rear garden and double garage.

- Extended Terraced House
- Sought After Broadwater Catchment
- Re-fitted Kitchen
- Re-fitted Bathroom
- Double Glazed Windows
- Gas Central Heating
- Double Garage
- Viewing Essential



Reception Hall

4.50m x 1.83m (14'9 x 6'0)

Accessed via a composite front door. Radiator. Central heating thermostat. Engineered timber flooring. Coved and textured ceiling. Staircase to first floor landing with an understairs storage cupboard. Obscure glass double glazed window.

Lounge

4.45m into bay x 3.94m (14'7 into bay x 12'11)

West aspect via a double glazed bay window. Radiator. Dimmer switches. Coved and textured ceiling. Opening to dining room.

Dining Room

4.06m x 3.35m (13'4 x 11'0)

East aspect via double glazed sliding doors onto the rear garden. Radiator. Two wall light points. Serving hatch to kitchen. Coved and textured ceiling.

Kitchen

4.55m x 2.44m (14'11 x 8'0)

Re-fitted suite comprising of a single drainer sink unit with mixer taps and having storage cupboard and space for washing machine below. Areas of work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Inset four ring hob. Fitted oven and grill. Space for dishwasher and upright fridge/freezer. Breakfast bar. Part tiled walls. LVT flooring. Levelled ceiling. East aspect double glazed window and door to the rear garden.



First Floor Landing

3.23m x 2.41m (10'7 x 7'11)

Built in airing cupboard with slatted shelving and housing the homes wall mounted Worcester Bosh central heating boiler. Coved and textured ceiling with access to a part board and insulated loft space. Doors to all first floor rooms.

Bedroom One

4.06m x 3.43m (13'4 x 11'3)

West aspect via double glazed windows. Radiator. Coved and textured ceiling.

Bedroom Two

3.63m x 3.40m (11'11 x 11'2)

East aspect via double glazed windows. Radiator. Levelled ceiling.

Bedroom Three

2.77m x 2.46m (9'1 x 8'1)

West aspect double glazed window. Display shelving. Radiator. Coved and textured ceiling.

Bathroom

2.06m x 1.50m (6'9 x 4'11)

Panelled bath having shower unit over. Wash hand basin with mixer taps and storage cupboard below. Textured ceiling. Obscure glass double glazed window.

Separate W.C

1.52m x 0.79m (5'0 x 2'7)

Push button w.c. Part wood panelled and part tiled walls. Textured ceiling. Obscure glass double glazed window.



OUTSIDE

Private Driveway

Brick block paved to provide off street parking for two to three vehicles. Access to covered porch.

Rear Garden

With the first area of garden being paved to the rear and width of the home providing ample space for garden table and chairs and with an outside water tap. The majority of area is then laid to lawn. Enclosed by fence panelling. Gate providing rear pedestrian access.

Double Garage

Accessed via an up and over door via a rear vehicular service road. Windows. Door to rear garden.

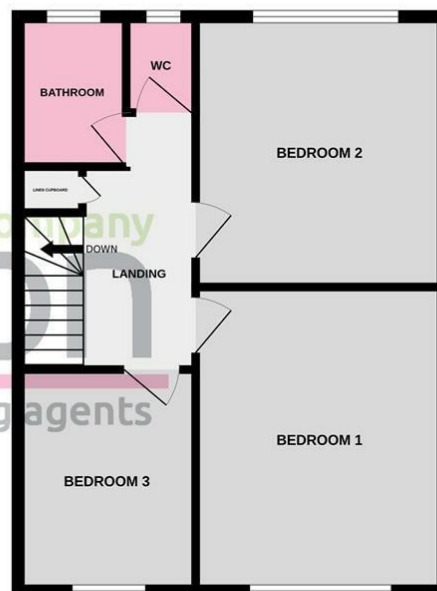
Council Tax

Council Tax Band c

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(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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