



24 St. Elmo Road, Worthing, BN14 7EH  
Guide Price £350,000

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A CHAIN FREE three bedroom terraced family home in this popular area of Broadwater being close to local schools, shops, amenities and popular transport routes including Worthing and West Worthing Mainline Railway.

In brief the property consists of a separate spacious bay fronted lounge to the front, the dining room to the rear with the kitchen has the opportunity to open up & have a fantastic family space leading onto the rear garden, on the first floor you have two spacious double bedrooms & a single bedroom or home office depending on your personal preference, you also have the family bathroom to complete the internal accommodation.

- Chain Free Property
- Three Bedrooms
- Terraced Family Home
- Popular Broadwater Location
- Some Modernisation Required Throughout
- Fitted Kitchen & Bathroom
- PVCU Double Glazed & Gas Central Heated Throughout
- Great School Catchment Area
- Walking Distance To Worthing Mainline Train Station
- Easy Access To A27 & A259





### Entrance Hallway

3.96m x 1.52m (13'3 x 5'11)

Stripped original wooden flooring, radiator, stairs to first floor, private front door, access to understairs storage cupboard.

### Separate Lounge

3.66m x 3.66m (12'4 x 12)

Carpeted floor, radiator, fitted shelving, PVCU double glazed bay window with fitted shutter blinds, picture rail.

### Dining Room

3.96m x 3.05m (13'11 x 10'11)

Carpeted floor, radiator, various fitted shelving spaces, picture rail, PVCU double glazed door leading out into rear garden, fitted larder cupboard with various recessed shelving units, wall mounted boiler, window.

### Fitted Kitchen

3.05m x 1.83m (10'8 x 6'11)

Vinyl flooring, roll edge laminate work surfaces with

cupboards below & matching eye level cupboards, matching integrated fridge freezer, space for washing machine & space for separate under counter fridge, integrated cooker with four ring gas burning hob, inset stainless steel single drainer sink unit with mixer tap, part tiled walls, feature magnetic painted wall, PVCU double glazed door leading to rear garden.

### First Floor Landing

3.05m x 1.52m (10'4 x 5'11)

Carpeted floor, loft hatch access.

### Bedroom One

3.66m x 3.05m (12'5 x 10'11)

Carpeted floor, radiator, a range of fitted wardrobes & cupboards having various hanging rails & shelving, picture rail, PVCU double glazed bay window.

### Bedroom Two

3.96m x 3.66m (13'7 x 12'2)

Carpeted floor, radiator, a range of fitted wardrobes with various hanging rails & shelving, PVCU double glazed window.

### Bedroom Three

2.13m x 2.13m (7 x 7)

Carpeted floor, radiator, fitted storage cupboard, PVCU double glazed window.

### Family Bathroom

1.83m x 1.52m (6'2 x 5'10)

Vinyl flooring, panel enclosed bath with shower attachment, wall mounted separate electric shower, pedestal hand wash basin with hot & cold tap, low flush WC, fully tiled walls, chrome ladder style heated towel rail, PVCU double glazed obscured glass window.

### Externally

#### Front Garden

Laid to block paving offering off street parking for approximately two vehicles, fencing to sides.

#### Rear Garden

Patio area, stepping onto large lawned area having various mature flower & shrub borders, outside WC, timber built storage shed, gated rear access, fence enclosed.

#### Council Tax

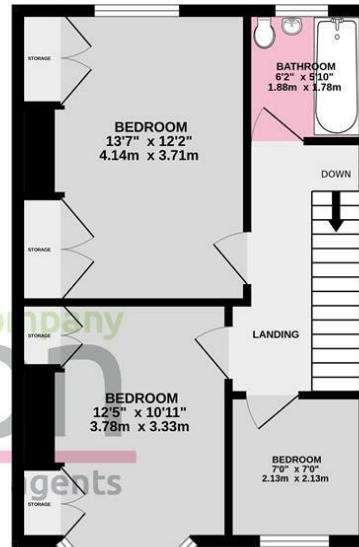
Band C



GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR  
415 sq.ft. (38.5 sq.m.) approx.



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TOTAL FLOOR AREA: 863 sq.ft. (80.2 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT  
01903 524000

broadwater@baconandco.co.uk

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