



20 St. Wilfreds Road, Worthing, BN14 8BA
Guide Price £525,000

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A detached deceptively large family house offered for sale in a most popular location and with accommodation including as follows: Entrance hall, lounge/diner (could be separated to offer bedroom 3), open plan kitchen/diner, utility room and ground floor shower room. On the first floor there are two double bedrooms and a bathroom/WC. Externally there are lovely gardens to the rear with patio area, car port and double garage with storage facilities and WC. The property is offered with vacant possession and viewing is recommended.

- Popular Broadwater Location
- Open plan Kitchen/Diner
- Ground Floor Cloakroom/Utility Rm
- Lounge/Diner
- Two Double Bedroom/ poss 3
- Family Bathroom/WC
- Feature Garden
- Car Port and Double Garage



Entrance

Part glazed door to:

Entrance Hall

Radiator, staircase to first floor, storage cupboard.

Lounge/Diner

7.04m x 4.39m narr to 3.20m (23'1 x 14'5 narr to 10'6)

Could be separated to offer a third bedroom.

With brick archway between, two double glazed windows to front, radiator, coved ceiling, feature fireplace.

Kitchen/Diner

7.34m x 3.66m (24'1 x 12'0)

Open plan separated by Peninsula tiled worktop incorporating a double drainer sink unit, cupboards and breakfast bar under. Additional tiled worktops with matching cupboards over and part tiled walls. Space used for larger sized cooker and fridge freezer. Door to utility room.

The dining section has double glazed windows overlooking the rear garden and French doors to patio area. Space used for table and chairs, range of wall shelving, radiator.

Utility Room

3.20m x 2.01m (10'6 x 6'7)

Butler sink. Worktop with washing machine and fridge under, wall mounted gas fired boiler, double glazed window, door to rear garden.

Ground Floor Shower Room/WC

Step in fully tiled shower cubicle, pedestal wash hand basin, low level flush WC, double glazed window.

First Floor Landing

Recessed storage cupboard, double glazed window.

Bedroom 1

3.96m x 3.48m (13'0 x 11'5)

Range of fitted wardrobes with cupboards above, additional storage cupboard, double glazed window.

Bedroom 2

5.18m x 2.62m narr to 1.88m (17'0 x 8'7 narr to 6'2)

Double glazed window to rear and side, eaves storage cupboard, radiator.

Bathroom/WC

Suite comprising bath, pedestal wash hand basin, low level flush WC, radiator, pine wood ceiling, double glazed radiator, part tiled walls.

Rear Garden

The rear garden is a feature of the property with covered patio area, shingled and lawn area with mature flower and shrub borders. Shed and adjoining workshop. Access to:

Car Port

Gate from rear access and door to garage.

Double Garage

6.88m x 6.48m (22'7 x 21'3)

Remote controlled up and over door, power and light, inspection pit. Wood staircase to storage area with toilet facilities, power and light.

Front Garden

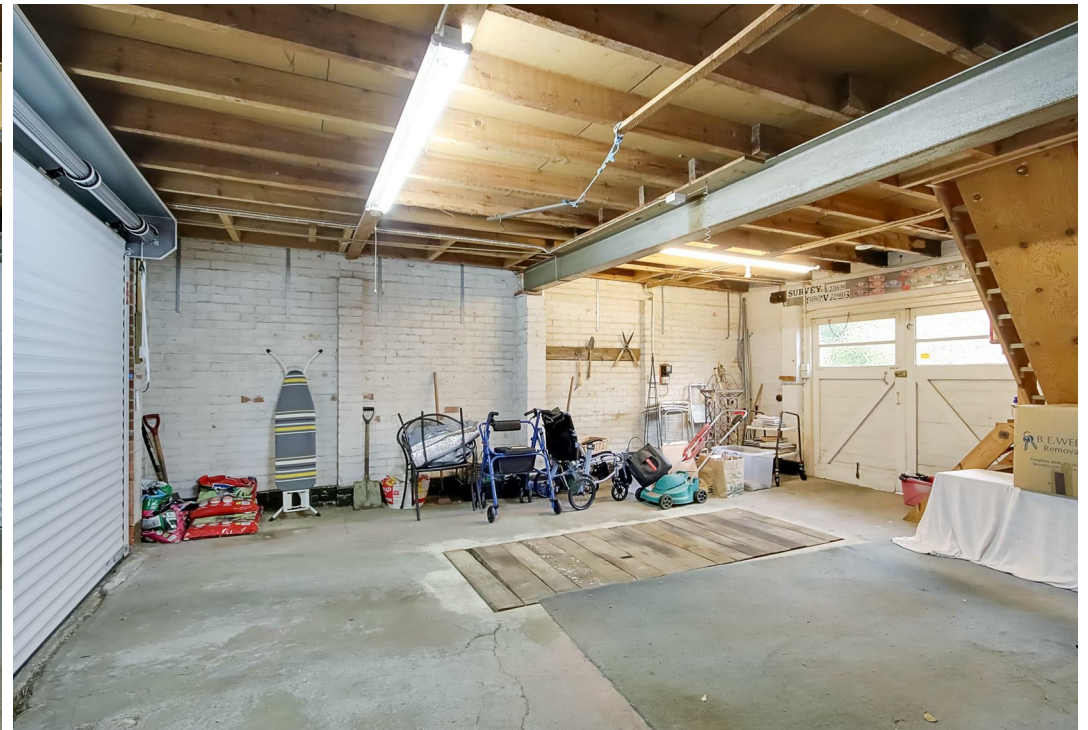
Paved area, mature borders and pathway to front.

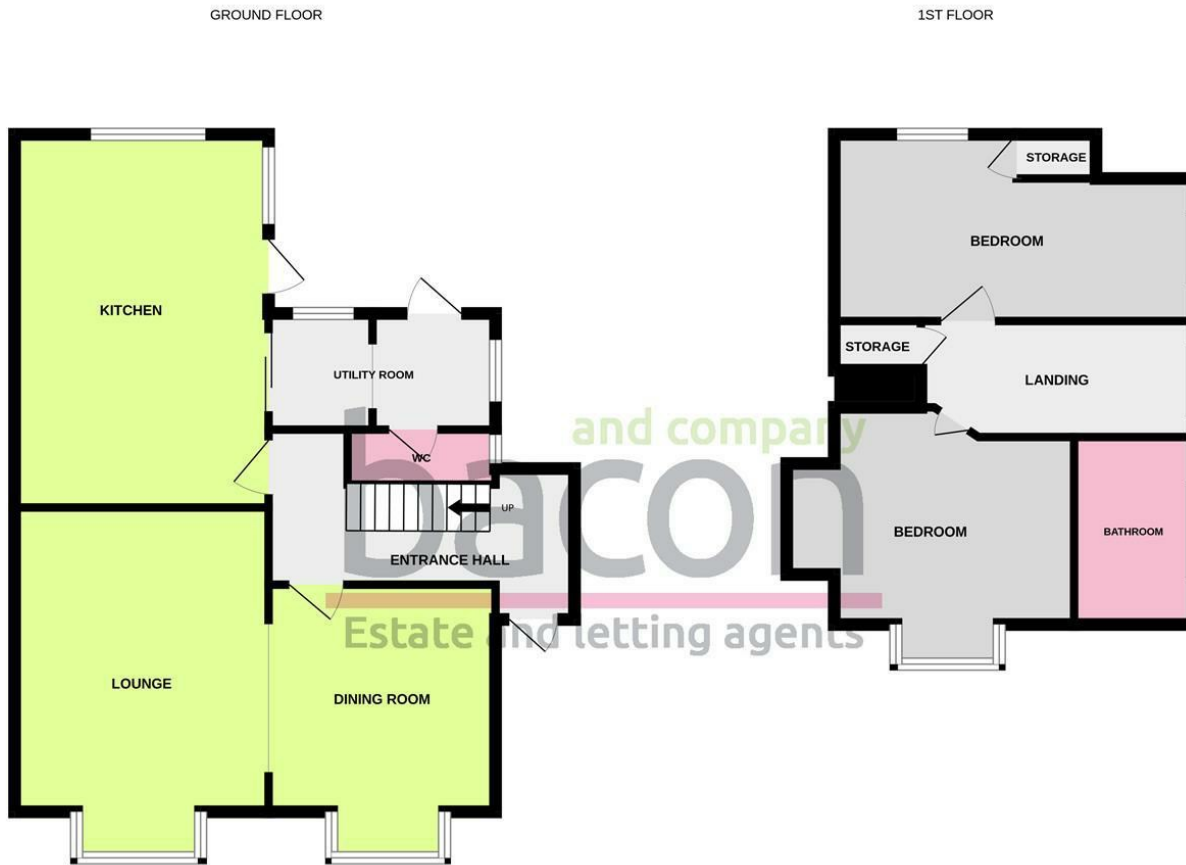
Council Band

Band E









TOTAL FLOOR AREA: 1378sq.ft. (128.0 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		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(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 confirm their condition or working order.



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