



16 Sompting Road, Worthing, BN14 9EP  
£1,450 Per Calendar Month

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Estate and letting agents



An older style two bedroom terraced home located in the sought after location of Broadwater with good local shopping facilities available in Broadwater Street West and local convenience stores closeby. Accommodation briefly comprises; entrance hall, separate lounge, dining room, kitchen with good range of units including an integrated oven and hob plus a washing machine and fridge/freezer, first floor landing, two double bedrooms and a good size bath room with bath and shower. Externally the home offers a pebbled rear garden and small front garden area. Benefits include gas fired central heating, double glazed windows and available mid July. Council Tax Band B. EPC rating D.

- Two Double Bedrooms
- Available NOW.
- Modern Kitchen
- New Carpets for the Bedrooms
- Redecorating The Bedrooms
- Council Tax Band: B





### Lounge

3.48 x 3.20 (11'5" x 10'6")

A neutrally decorated room featuring a fireplace as a focal point, a double-glazed window, and a gas radiator.

### Dining Room

3.84 x 3.25 (12'7" x 10'8")

Hardwood flooring and neutral décor, featuring a fireplace and built-in storage cupboards. Double-glazed window, a gas radiator, and an opening leading to the kitchen.

### Kitchen

4.04 x 2.29 (13'3" x 7'6")

Fitted suite comprising of a butler style sink unit having mixer taps and storage cupboards below. Additional cupboards and drawers below. Matching shelved wall units. Inset four ring Gas



hob with fitted oven and grill below and extractor hood over. Free standing washing machine and fridge freezer. Part tiled walls. Wall mounted central heating boiler. Levelled ceiling with spotlights.

### Bedroom One

4.14 x 3.51 (13'7" x 11'6")

A double bedroom featuring a statement fireplace, a free-standing wardrobe, and carpeted flooring. Equipped with a gas radiator.

### Bedroom Two

3.25 x 2.57 (10'8" x 8'5")

A double bedroom featuring a statement fireplace, and carpeted flooring. Equipped with a gas radiator.

### Bath/Shower Room

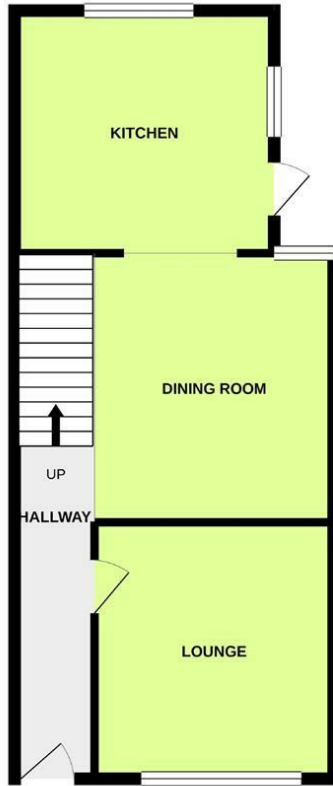
3.94 x 2.39 (12'11" x 7'10")



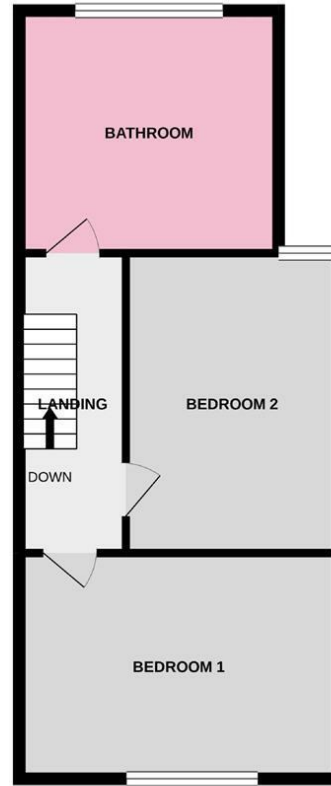
Fitted suite comprising of bath with twin hand grips. Separate shower cubical. Wash hand basin. Push button w.c. Part tiled walls. Radiator.



GROUND FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 1010 sq.ft. (93.9 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<br>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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