



47 Mansfield Road, Worthing, BN11 2QN
Guide Price £325,000

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A two bedroom semi detached chalet design home forming part of the East Worthing catchment area, close to local shops, schools and mainline railway station. The accommodation consists of open plan lounge/dining room, kitchen, conservatory, first floor landing, two bedrooms, shower room/w.c, loft, front garden. rear garden and off street parking space.

- Semi Detached Chalet House
- Two Bedrooms
- Open Plan Living
- Fitted Kitchen & Shower Room
- Double Glazed Conservatory
- Double Glazed Windows
- Landscaped Rear Garden
- Private Driveway





Private Entrance

Composite double glazed door to:

Open Plan Living/Dining Room

6.22m x 4.27m (20'5 x 14')

Double glazed window to front and back. Two radiators. Under stairs storage unit with shelving and drawers

Kitchen

2.74m x 2.01m (9' x 6'7)

Roll edge work surface having inset one and a half bowl composite sink with mixer tap and draining board. Four ring 'Bosch' induction hob with extractor cooker hood over. Fitted oven. Integrated appliances including washing machine and under the counter fridge. Matching range of gloss white units including eyelevel wall units and cupboards. Wall mounted Worcester boiler. Door to:



Conservatory

4.27m x 2.54m (14' x 8'4)

Double glazed window overlooking rear garden. Perspex roof. Space for tall fridge/freezer.

First Floor Landing

Double glazed window to side. Access to loft via hatch. Radiator.

Bedroom One

3.35m x 3.18m into wardrobe (11'0 x 10'5 into wardrobe)

Double glazed window to front. Radiator. Fitted wardrobes with shelving and hanging rails.

Bedroom Two

2.59m x 2.34m (8'6 x 7'8)

Double glazed window overlooking rear garden. Radiator. Built-in wardrobe with hanging rail.



Shower Room

Tiled floor and walls. Step in shower tray with glazed sliding door doors and electric Triton shower. Vanity unit having wash hand basin and mixer tap with with drawers below. Close coupled WC. Ladder style towel radiator. Double glazed window.

OUTSIDE

Front Garden

Area of laid to lawn. Area of shingle for ease and maintenance. Paved walkway to front door. Access via side gate to:

Rear Garden

Composite decking with space for outdoor patio furniture. Six foot fence surround. Artificial grass:

Off Street Parking

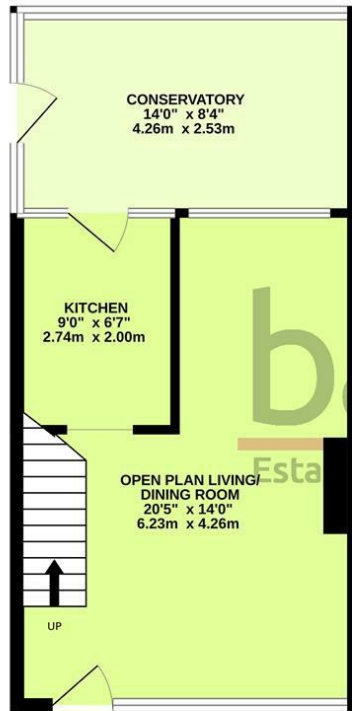
Hardstanding with space for 1 to 2 parking spaces

Council Tax

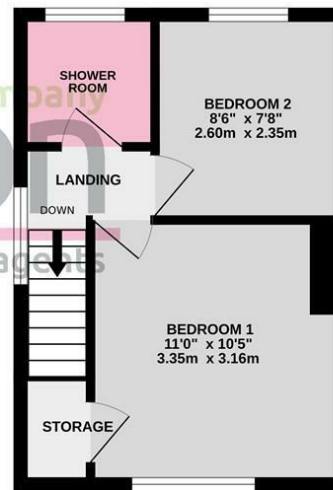
Council Tax Band C



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		90
(81-91) B		
(69-80) C		
(55-68) D	55	
(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



baconandco.co.uk

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

broadwater@baconandco.co.uk

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