



7 Western Row, Worthing, BN11 3LS

Price £300,000

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An attractive two bedroom end of terrace fisherman's cottage, situated just off Worthing's popular seafront and promenade. The accommodation comprises of entrance porch, lounge/dining room, kitchen, first floor landing, two bedrooms and shower room/Wc. This home benefits from a rear courtyard and gas fired central heating. Available chain free.

- End Terrace House
- Two Bedrooms
- Chain Free
- Close to Beachfront
- Lounge/Dining Room
- Kitchen
- Shower Room/Wc
- Private Courtyard



Front door opening to

Porch

Brushed matt floor. Part glazed door opening to;

Lounge/Dining Room

7.12×3.91 (23'4"×12'9")

Varnished exposed wood floor. Brick fireplace. Two radiators. Dual aspect sash windows with secondary glazing. Three wall light points. Staircase rising to the first floor. Double glazed double door doors opening to rear courtyard.

Kitchen

3.58×1.72 (11'8"×5'7")

Work surfaces with cupboards under inset 1 1/2 bowl sink unit. Fitted gas hob with extractor canopy above. Matching wall cupboards. Fitted

oven and grill. Space fridge freezer part tiled walls, double glazed window and double glazed door opening to rear courtyard.

First Floor Landing

Access hatch to loft space. Radiator.

Bedroom One

3.94×3.63 (12'11"×11'10")

Dual aspect sash windows with secondary glazing. Two radiators.

Bedroom Two

3.30×2.38 (10'9"×7'9")

Double glazed sash window. Radiator varnished wood flooring.

Shower Room Wc

3.56×1.75 (11'8"×5'8")

Step in shower cubicle with glass door, pedestal

washed hand basin, bidet and low-level flush WC. Tiled walls and tiled floor. Double glazed window. Wall mounted towel radiator. Part sloped ceiling. Shaver point. Cupboard housing wall mounted Worcester boiler.

Private Courtyard

Paved with raised bed and rear access gate.

Required Information

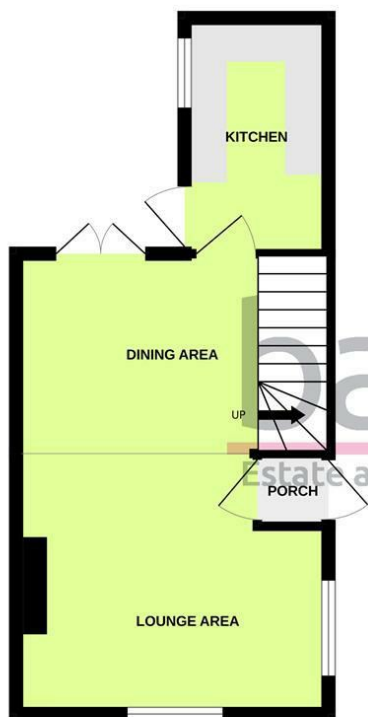
Council tax band: B

Draft version:1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



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		87
(81-91) B		
(69-80) C		
(55-68) D	61	
(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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