



88 South Farm Road, Worthing, BN14 7AP  
Guide Price £325,000

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We are delighted to offer for sale this extremely well presented first & second floor maisonette forming part of this victorian converted property, positioned on this popular road in Broadwater also having the added benefit of a private rear garden with direct access. In brief the property consists of a split level landing with an array of original existing features still in place, on the first floor you have a bay fronted lounge, bedroom two or home office depending on your personal choice, the family bathroom & a modern fitted kitchen having direct access out into the private rear garden, up on the second floor you have the master bedroom with distant downland views also benefiting from an en-suite shower room.

Externally the private rear garden has been completely overhauled & includes mature shrub & plant borders, a porcelain tiled seating area perfect for those summer evenings & a timber built storage shed perfect for garden accessories & tools.

This property truly has to be viewed to appreciate all of its beauty, call us today to arrange your viewing on 01903 524000.

- Beautifully Refurbished Throughout
- Two Spacious Double Bedrooms
- Unique Split Level Landing
- Private Landscaped Rear Garden
- Modern Fitted Kitchen
- Fitted Family Bathroom
- En-Suite To Master Bedroom
- Close To Local Commuter Links (London & Brighton)
- Period Conversion Maintaining Original Features
- Share Of Freehold With Long Lease Term Remaining







### **Communal Entrance**

Composite front door, laminate flooring, original feature cornicing, safety lighting linked to fire alarm system.

### **Private Front Door**

### **Split Level Landing**

5.03m x 1.80m (16'6 x 5'11)

Partially porcelain tiled flooring, partially carpeted, stairs leading to second floor, feature coving, skimmed ceiling, two smoke detectors, ceiling rose, wall mounted electric heater, a range of fitted storage cupboards with various shelving units, fitted storage cupboard housing wall mounted electric fuseboard & meter.

### **Modern Fitted Kitchen**

3.68m x 3.25m (12'1 x 10'8)

Porcelain tiled flooring, square edge laminate work surfaces with cupboards below & matching eye level cupboards fitted island with various cupboards below doubling up as a breakfast bar with seating for two, matching integrated double oven, four ring induction hob with extractor fan above, integrated dishwasher, matching integrated washing machine, integrated wine cooler, space for bins, inset stainless steel single drainer sink unit with mixer tap, wall mounted electric heater, skimmed ceiling, smoke detector, fitted sky tunnel allowing extra natural light to flow in, PVCU double glazed door leading out on to stairs to private rear garden.

### **Family Bathroom**

2.39m x 1.70m (7'10 x 5'7)

Porcelain tiled flooring, panel enclosed bath with wall mounted electric shower over, fitted shower curtain, contemporary hand wash basin with mixer tap, wall mounted vanity unit with mirrored front, PVCU double glazed obscured glass window, textured ceiling, fitted storage cupboard with slatted shelving also housing immersion heater.

### **Separate WC**

1.40m x 0.89m (4'7 x 2'11)

Porcelain tiled flooring, low flush WC, part tiled walls, PVCU double glazed obscured glass window, textured ceiling with feature coving, water stop cock.

### **Bedroom Two**

3.81m x 2.95m (12'6 x 9'8)

LVT flooring, wall mounted electric heater, various power points, skimmed ceiling with feature coving, ceiling rose, smoke detector, PVCU double glazed window with fitted shutter blinds.

### **Bay Fronted Lounge**

4.90m x 4.50m (16'1 x 14'9)

LVT laminate flooring, television point, various power points with USB points, recessed cupboards around chimney breast, attractive feature fireplace, feature coving, ceiling rose, skimmed ceiling, original sash bay window with secondary glazing, smoke detector.

### **Second Floor**

### **Master Bedroom**

4.45m x 3.15m (14'7 x 10'4)

Laminate flooring, various power points with USB point, two Velux windows, one of which benefits from distant downland views, access into two eaves storage spaces, skimmed ceiling with spotlights, smoke detector, door to En-Suite.

### **En-Suite Shower Room**

2.34m x 1.04m (7'8 x 3'5)

Tiled flooring, low flush WC, pedestal hand wash basin with mixer tap & vanity unit below, wall mounted mirror, extractor fan, fitted shower cubicle being fully tiled & having an integrated wall mounted electric shower, Velux window, skimmed ceiling with spotlights.

### **Private Rear Garden**

Pathway leading to rear access, a range of shingle areas, porcelain stepping tiles, timber built storage shed, raised decked area, porcelain tiled patio area, fence & wall enclosed.

### **Lease Information**

Lease Term Remaining: 964 Years Remaining  
Maintenance: 50/50 Split as & when required between GF & FF  
Ground Rent: £0

### **Council Tax**

Band B



GROUND FLOOR  
656 sq.ft. (61.0 sq.m.) approx.

1ST FLOOR  
226 sq.ft. (21.0 sq.m.) approx.



TOTAL FLOOR AREA: 882 sq.ft. (82.0 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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 78                      |
| (55-68) <b>D</b>                            | 57      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| 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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