



23 Radnor Road, Worthing, BN13 1DH
Asking Price £325,000



Located on Radnor Road this delightful two bedroom mid-terrace house is finished to a high standard. Set back from the road, steps lead you to the front door through to the hallway opening to a modern contemporary kitchen complete with integrated appliance and space for a dining table. At the rear of the property there's a spacious living room with large double glazed windows and door leading to a private garden bordered by high bushes. Upstairs you'll find a modern white bathroom suite, a generously sized main bedroom and a well proportioned second double bedroom. Externally the property has a driveway and garage.

- Two Spacious Double Bedrooms
- Mid-Terrace House
- Beautifully Presented
- Fully Integrated Contemporary Kitchen
- Off Road Parking
- Garage
- Quiet Location
- CHAIN FREE





Path leading to steps up to the modern front door.

Hallway

Front door leading to inner hallway. Radiator. Levelled ceiling with pendant light.

Living Room

4.61 x 3.96 (15'1" x 12'11")

Spacious lounge to the rear of the property. Grey carpet. Radiator. Large double glazed window overlooking the garden which allows the room to be flooded with light. UPVC glazed patio door with steps down to the garden. Levelled ceiling with pendant light. Wall mounted thermostat.

Kitchen

3.63 x 3.33 (11'10" x 10'11")

LVT herringbone flooring. Range of wall and base units with contrasting wood effect worktops. 1.5 bowl sink with c-spout mixer tap and drainer. Slimline dishwasher. Integrated washing machine. Range cooker with 8 ring gas hob. Canopy extractor fan above cooker. Stainless Steel Splashback. Integrated fridge/freezer. Shelved larder. Access to under stairs cupboard housing electric



meter. Radiator. Levelled ceiling with spotlights. Double glazed windows.

Carpeted Stairway Leading to First Floor;

Bedroom One

4.61 x 3.96 (15'1" x 12'11")

A generously sized double bedroom with ample space for fitted storage. This larger than average double bedroom offers plenty of flexibility. Grey carpet. Radiator. Levelled ceiling with pendant light. Large double glazed windows.

Bedroom Two

4.33 x 3.04 (14'2" x 9'11")

Well proportioned double bedroom currently used as an at home office offering versatile accommodation. Levelled ceiling and pendant light. Double glazed windows. Recessed space, previously used for the boiler cupboard, now fitted with shelving with the potential to be enclosed into wardrobe space.



Bathroom

2.44 x 1.47 (8'0" x 4'9")

Modern white bathroom suite. Bath with mixer tap shower above. Dual flush WC. Wash hand basin with cabinet storage below. Wall mounted LED vanity mirror. Heated towel rail.

External

Garden

East aspect low maintenance garden. From the living room steps lead down to paved area with the remainder of the garden mostly laid to lawn. A pond sits in the center of the garden proving a charming focal point. Instead of traditional fences, tall bushes provide the garden with privacy. Rear access gate.

Parking

Space for private off road parking to the front of the property with plenty off additional parking on street if required.

Location

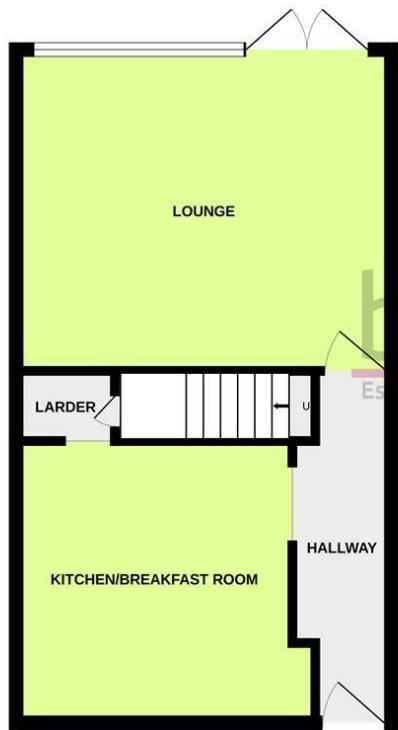
This home is ideally situated close to local schools, shops, and parks. It benefits from convenient bus routes and is just a short distance from the nearest train station.

Garage

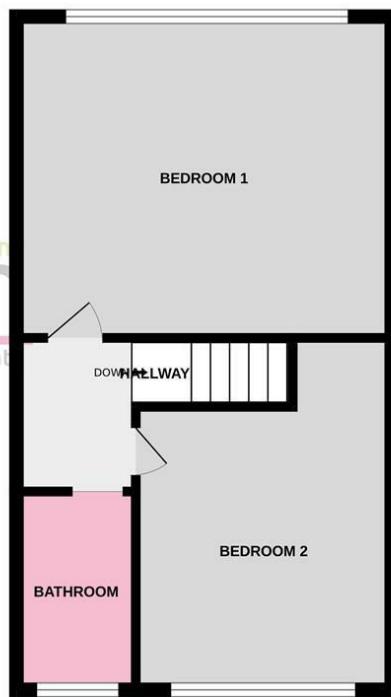
Access via up and over door. Gas boiler fitted a few years ago.



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		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	71	79
(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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