



42 Stonehurst Road, Worthing, BN13 1ND  
Guide Price £350,000

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A three bedroom end terraced house situated within the highly sought after catchment area of Thomas A Becket, close to local shops, schools and amenities. The accommodation consists of an enclosed entrance porch, reception hall, lounge. open plan kitchen/dining room, conservatory, first floor landing, three bedrooms, bathroom/w.c, loft, garage in compound, front and rear gardens.

- End Terraced House
- Three Bedrooms
- Sought After TAB Catchment
- South Rear Garden
- Double Glazed Windows
- Gas Central Heating
- Garage
- No Onward Chain





#### Enclosed Entrance Porch

4.88m x 1.12m (16'0 x 3'8)

Accessed via a composite private front door. Tiled flooring. Levelled ceiling with spotlights. Obscure glass double glazed door to rear garden. Inner double glazed door to entrance hall.

#### Entrance Hall

1.35m x 1.32m (4'5 x 4'4)

Wood laminate flooring. Coved and textured ceiling with spotlights. Staircase to first floor landing.

#### Lounge

4.62m x 4.09m max (15'2 x 13'5 max)

North aspect via double glazed windows with fitted blinds. Chimney breast with mantle and display alcove. Radiator. Fitted display shelving. Dimmer switch. Understairs storage cupboard. Coved and textured ceiling with spotlights. NB: Room narrows in width to 10'3.

#### Open Plan Kitchen/Dining Room

4.62m x 3.33m (15'2 x 10'11)

Fitted suite comprising of one and a half bowl single drainer sink unit having mixer taps and with storage cupboards and integrated dishwasher below. Areas of solid wood work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Space for range cooker with extractor hood over. Space for upright fridge/freezer and washing machine. Radiator. Wood laminate flooring. Dimmer switch. Built in storage cupboard. Space for dining table and chairs. Levelled and coved ceiling with spotlights.



#### Conservatory

4.75m x 1.73m (15'7 x 5'8)

Dual aspect via South and West aspect double glazed windows with fitted blinds on a brick base. Pitched glazed roof with blinds. Fitted solid wood breakfast bar. Wood laminate flooring. Double glazed sliding doors to rear garden.

#### First Floor Landing

2.59m x 2.49m (8'6 x 8'2)

Radiator. Textured ceiling with spotlights and access to loft space via a pull down ladder with the loft area housing the homes central heating combination boiler (new 2021). Doors to all first floor rooms.

#### Bedroom One

3.38m x 3.20m (11'1 x 10'6)

South aspect via double glazed windows with fitted blinds. Built in bedroom wardrobes. Radiator. Dimmer switch. Textured ceiling with spotlights.

#### Bedroom Two

3.20m x 2.03m (10'6 x 6'8)

North aspect double glazed window with fitted blinds. Fitted mirror fronted double wardrobe. Radiator. Dimmer switch. Textured ceiling.

#### Bedroom Three

2.51m x 2.31m (8'3 x 7'7)

North aspect double glazed window with fitted blind. Built in wardrobe. Radiator. Dimmer switch. Textured ceiling.



#### Bathroom/W.C

2.49m x 1.35m (8'2 x 4'5)

Fitted suite comprising of a tiled panelled having mixer taps with shower attachment. Wall mounted wash hand basin with mixer taps. Push button w.c. Chrome ladder design radiator. Majority tiled walls. Tiled flooring. Levelled ceiling with spotlights. Obscure glass double glazed window.

#### OUTSIDE

##### Front Garden

Laid to lawn. Pathway to the homes front door.

##### Rear Garden

South facing and enclosed with the majority of area being brick block paved. Area of artificial lawn. Raised flower and shrub beds. Door to garage.

##### Garage

5.03m x 2.44m (16'6 x 8'0)

Brick built and accessed via an up and over door. Power and light. Double glazed window and door to rear garden.

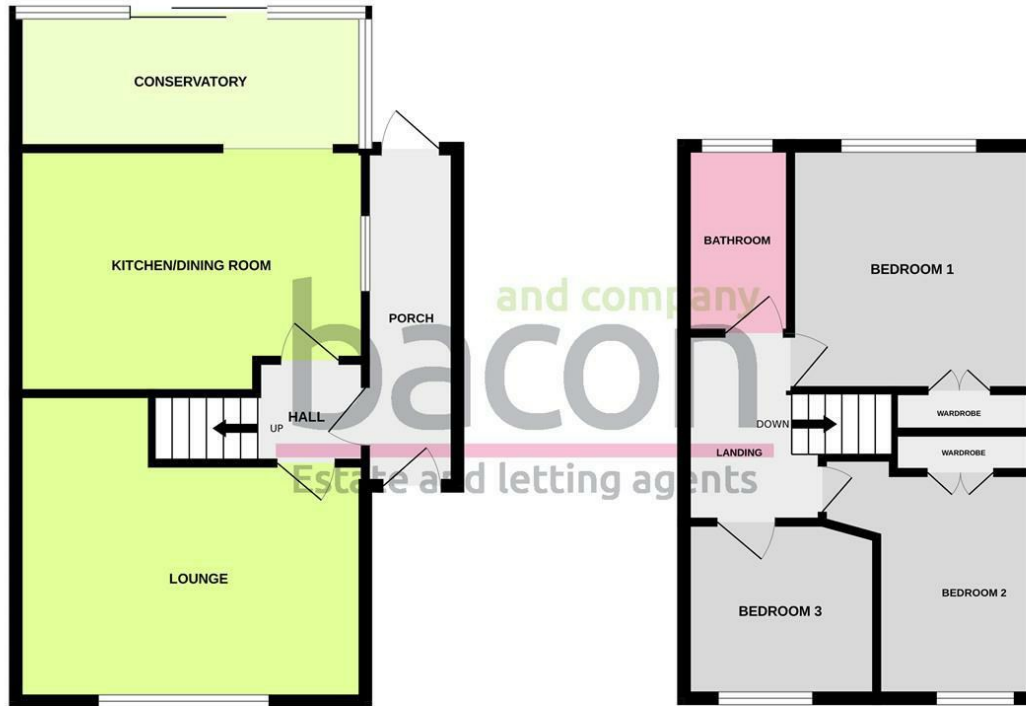
##### Council Tax

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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 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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