



7 Leeward Road, Worthing, BN13 1NA Asking Price £435,000

John Edwards & Co is delighted to present this spacious semi-detached bungalow in Leeward Road, close to picturesque Tarring Village, a short distance from West Worthing train station, enabling easy access into London, Brighton, and Littlehampton, and close to Worthing's vibrant town centre and historic seafront. It is also situated within the coveted Thomas A'Becket catchment area.

The property comprises two large double bedrooms, a good sized living room, a conservatory, a fully fitted kitchen and breakfast room, a shower room, front and rear gardens, and off-street parking.

This is a genuinely lovely property in a hugely popular location. It's a property in which we anticipate a great deal of interest, and viewing is essential to fully appreciate all it has to offer.

EXTERIOR

The front garden is laid with artificial grass for ease of maintenance, with shingled areas providing space for potted plants, and fringed with established plant, shrub, and flower borders. A block paved driveway provides off-road parking for two cars, and there is exterior lighting, and secure gated access into the rear garden along the side of the property.

ENTRANCE HALL



The entrance hall has a vinyl wood-effect floor, a skimmed ceiling with suspended spotlighting and a smoke detector, a radiator, power points, and the doors into the Living Room, both Bedrooms, the Kitchen and Breakfast Room, the Shower Room, and an internal inbuilt storage cupboard.

LIVING ROOM



Spacious main reception room which has a carpeted floor, a coved and skimmed ceiling with pendant lighting, TV and power points, a radiator, and double-glazed windows and doors to rear aspect opening into the conservatory.

CONSERVATORY



The conservatory has a carpeted floor, a skimmed ceiling with inset spotlights, power points, plenty of space for lounge furniture, a radiator, and triple aspect double-glazed windows and doors with fitted plantation shutters.

KITCHEN & BREAKFAST ROOM



The kitchen features a range of wall and base mounted cabinets, square edged, work surfaces with an inset sink and drainer, an integrated fridge/freezer, washing machine, and a freestanding cooker. There is a vinyl wood-effect floor, part-tiled walls, a radiator, power points, plenty of space for a breakfast table and chairs, dual aspect double-glazed windows to rear and side, and a double-glazed door to side enabling access out into the rear garden.

BEDROOM ONE



Spacious master bedroom which has a carpeted floor, a coved and skimmed ceiling with suspended spotlighting, TV and power points, a radiator, and a double-glazed bay window to front aspect with fitted plantation shutters.

BEDROOM TWO



Second good sized double bedroom which has a carpeted floor, a coved and skimmed ceiling with suspended spotlighting, a radiator, power points, some in built storage, and double-glazed windows to front aspect with fitted plantation shutters.

SHOWER ROOM



The shower room features a three-piece suite comprising a large walk-in corner shower cubicle with folding glass screen, a cameo-style hand wash basin with storage below, and a low-level WC. There is a vinyl wood-effect floor, a skimmed ceiling with pendant lighting and an extractor fan, a wall-mounted mirror-fronted vanity unit, a heated towel rail, and double-glazed windows to side aspect.

REAR GARDEN



The rear garden is laid with artificial grass for ease of maintenance, with shingled sleeper flowerbeds featuring several established plants and shrubs. There is a mature central cheery blossom tree, a metal storage shed and second larger wooden shed, an outside tap, and a block-paved passage at the side of the property with plenty of space for bin storage and which enables gated access to front garden.

FURTHER INFORMATION

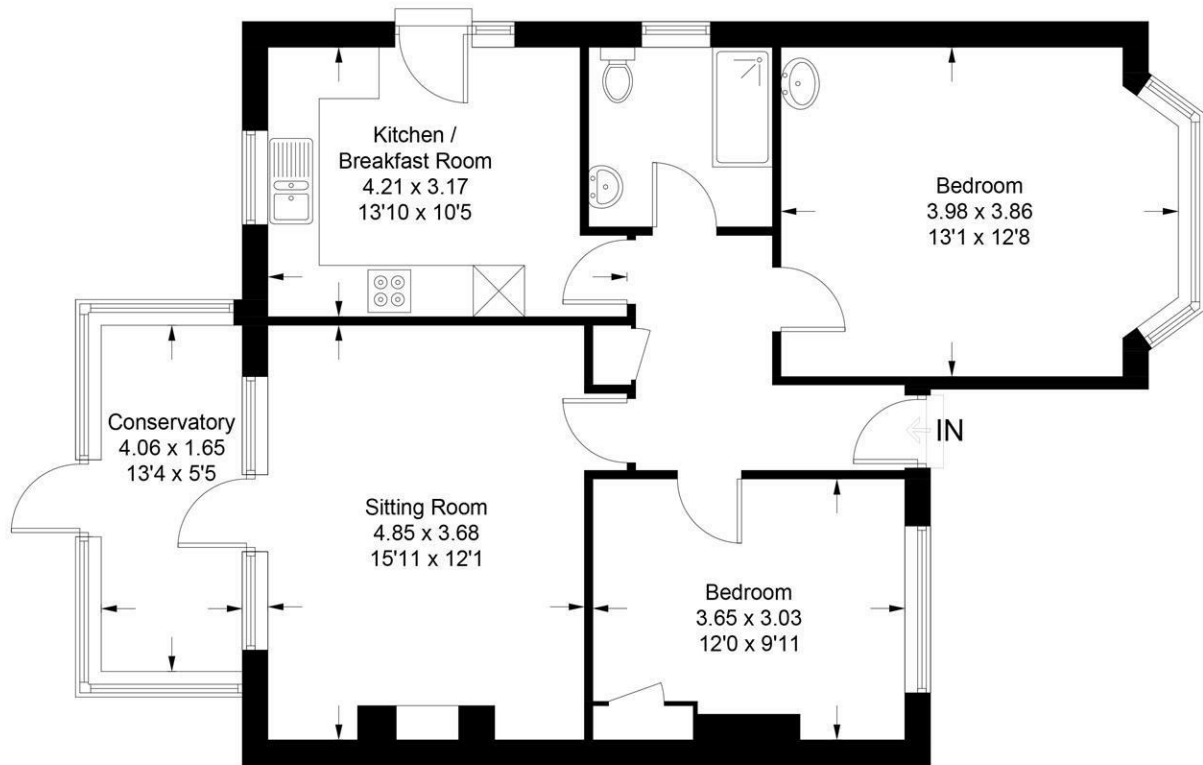
The property has been extensively renovated in the last three years, including a complete rewiring and replastering throughout, the installation of new radiators, new front door and windows, replacement roofs installed over the conservatory and

bay window, a new kitchen and shower room installed, and the landscaping of the rear garden.

Floor Plan

Leeward Road, Worthing, BN13 1NA

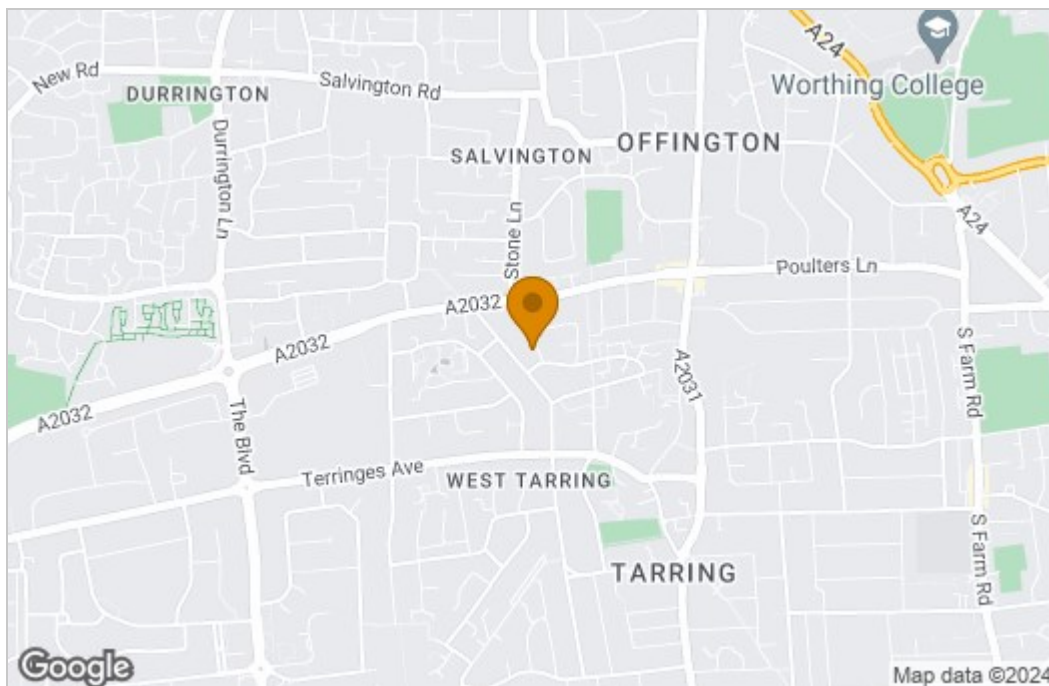
Approximate Gross Internal Area = 76.3 sq m / 821 sq ft



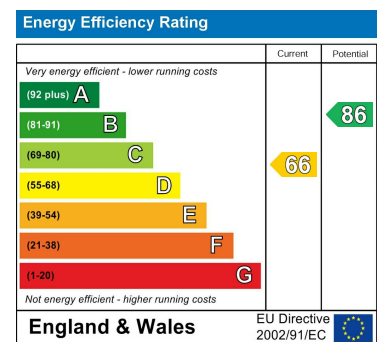
Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys @ 2024

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.