



Rugby Road | West Worthing | West Sussex | BN11 4QA
Guide Price of £650,000



We are delighted to be able to offer an extended, semi detached house to the market. The property offers three bedrooms, three bathrooms, large open plan kitchen/ dining/ living space and separate lounge. The property also benefits from off road parking, south facing rear garden and just a short walk away from West Worthing Railway Station.



Key Features

- Extended Semi Detached House
- Three Bedrooms
- Open Plan Kitchen/ Living Space
- Separate Lounge
- Utility Room & Ground Floor Shower Room
- Large Garden Studio
- Converted Loft Hobby Room
- Off Road Parking
- Within Very Close Proximity to West Worthing Railway Station



3 Bedrooms



3 Bathrooms



2 Reception Room

INTERNAL

Front door leading into the entrance hall with doors to ground floor rooms. On the ground floor there is a boot room which comprises of fitted cupboards, coat hooks, wooden bench and storage below. There is also a separate lounge to the front which offers original features and a bay fronted window. The open plan kitchen/ dining/ living space measures 22ft x 30'ft. The kitchen comprises of modern wall and base units with three pull out larder style cupboards, two eye level built in ovens, space for american style fridge/freezer, built in microwave, five ring induction hob, integrated bosch dishwasher, 1 1/2 bowl sink with filter tap, granite worktops and underfloor heating. There is space for table and chairs in the dining area with access to under stairs storage. The living area benefits from bi fold doors onto the south facing rear garden. The utility room comprises of wall units with space and plumbing for washing machine and tumble dryer, cupboard housing the gas fired boiler with water tank below, door leading into the ground floor shower room which comprises of shower cubicle, wash hand basin and WC. On the first floor there are three bedrooms. The primary bedroom offers fitted wardrobes, door leading into the ensuite shower room with WC and stairs and door leading to the stairs rising to the loft hobby room. Bedroom Two benefits from sliding wardrobes and bedroom three benefits from built in wardrobes. The family bathroom comprises of walk in shower with glass screen, digital shower controls, wash hand basin with storage below, bath with shower attachment and WC.

EXTERNAL

To the front the property has been laid to hardstanding providing off road parking. The rear garden is south facing and offers a good size decked area with space for outdoor furniture, laid to lawn with floral borders offering a variety of shrubbery and trees, rockery with pond and pathway leading down to the end of the garden, timber shed and door leading into the outdoor studio. The studio measures 20'10ft x 12'3ft and is fully insulated with power, light, internet, double glazed windows and cctv.

LOCATION

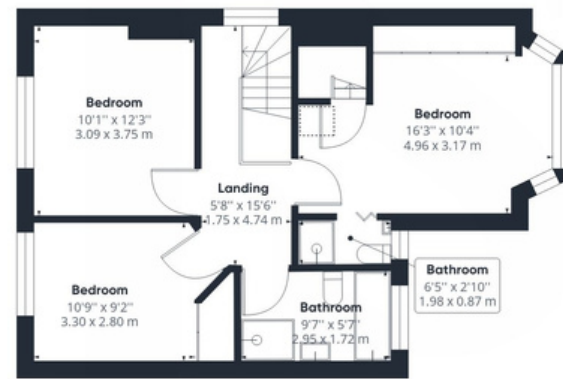
iOn Rugby Road, just a short walk to West Worthing Railway Station which is located just at the end of Valencia Road just approx a three minute walk away. Bus services run nearby on Tarring Road and local shops can be found on Tarring Road and South Street which are both just a short walk away. Goring Road Shopping facilities is only 0.5 miles away. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 1 mile away.

COUNCIL TAX BAND D

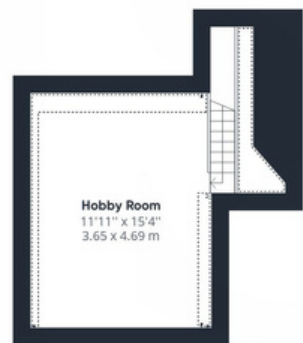




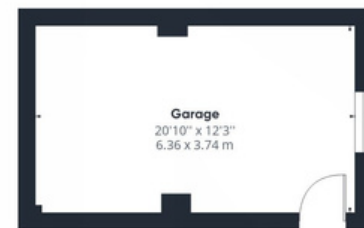
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

1981.13 ft²
184.05 m²

Reduced headroom

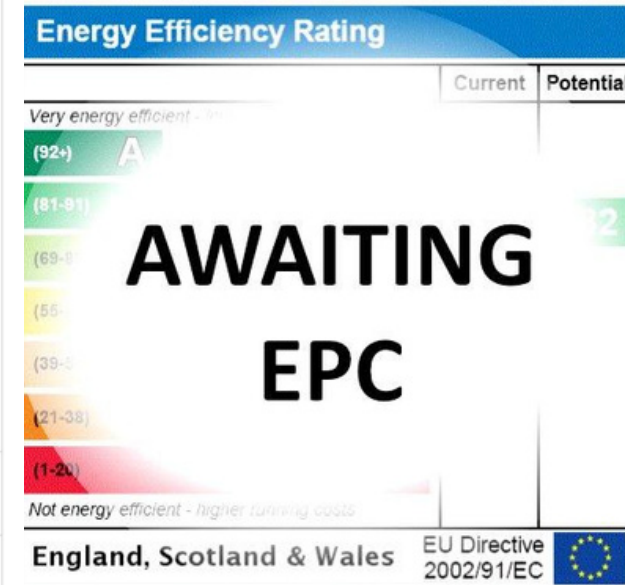
49.96 ft²
4.64 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC: TBC sqm)

Tenure: Freehold

Council tax band: D

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.