



47 Reigate Road | West Worthing | BN11 5NE  
Asking Price Of £650,000





We are delighted to be able to offer a very well presented, extended semi detached house to the market. The property offers three double bedrooms, open plan modern kitchen/ diner opening into an additional reception room, separate lounge, ground floor WC and modern family bathroom. The property also benefits from off road parking, garage and west facing rear garden.



Property details: 47 Reigate Road | West Worthing | BN11 5NE



## Key Features

- Extended Semi Detached House
- Three Double Bedrooms
- 27ft Kitchen/ Diner
- Separate Lounge
- Ground Floor WC
- Four Piece Family Bathroom
- West Facing Rear Garden
- Garage
- Off Road Parking
- Walking Distance to Goring Road Shopping Facilities



**3 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

### INTERNAL

Front door leading into the entrance hall with doors to ground floor rooms. The lounge has a bay fronted window, original fireplace, built in units in the alcoves. The refitted kitchen/ diner has wall and base units with integrated appliances including fridge/ freezer, dishwasher, space for oven, butler sink and island with space for seating, space for table and chairs and bi fold doors onto the rear garden. Opening into the additional living space which has a sky lantern and bi fold doors onto the rear garden. On the first floor there are three double bedrooms. The modern four piece family bathroom comprises of freestanding bath, walk in shower with glass screen, WC and two wash hand basins.

### EXTERNAL

To the front of the property is has been laid to hardstanding to provide off road parking. The west facing rear garden has been laid to lawn with mature shrub and floral borders. Patio area and pergola with heater. Timber shed to the rear of the garden.

### LOCATION

in a highly sought after position in West Worthing being within easy walking distance of Goring Road shops, Elm Grove School and West Worthing Station. The seafront is within three quarters of a mile. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is less than one and a half miles away.

### ENTRANCE HALL

LOUNGE - 4.06m x 3.94m (13'4" x 12'11")

KITCHEN/ DINER - 8.25m x 4.01m (27'1" x 13'2")

SECOND LIVING SPACE - 2.41m x 4.88m (7'11" x 16'0")

### FIRST FLOOR LANDING

BEDROOM ONE - 3.96m x 3.61m (13'0" x 11'10")

BEDROOM TWO - 4.04m x 3.61m (13'3" x 11'10")

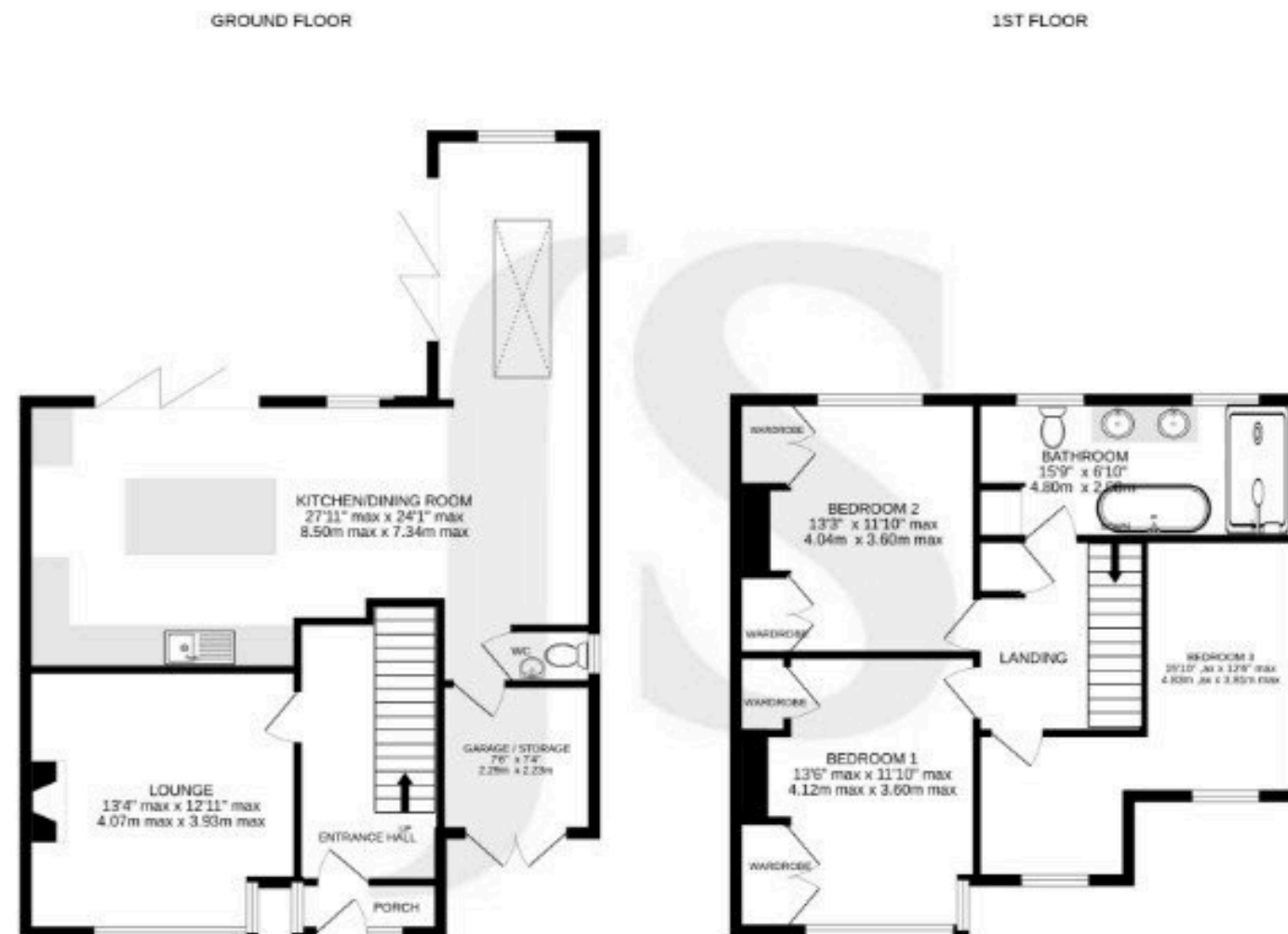
BEDROOM THREE - 3.81m x 4.83m (12'6" x 15'10")

### FAMILY BATHROOM

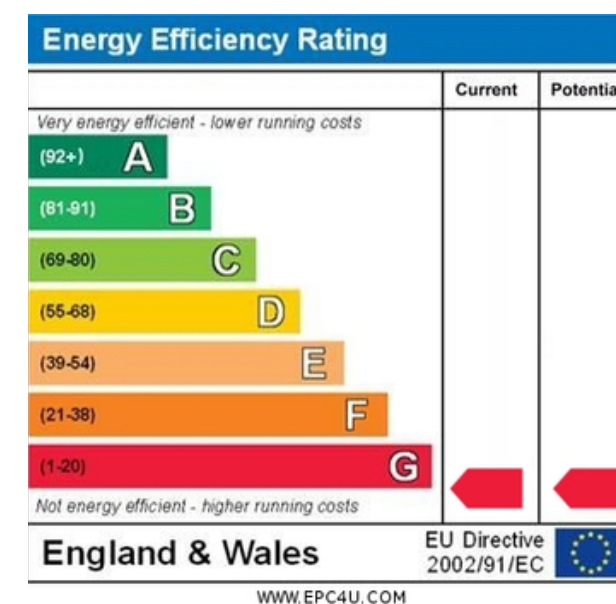


To book a viewing contact us on: 01903 506080 | [westworthing@jacobs-steel.co.uk](mailto:westworthing@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 not 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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## Property Details:

Floor area (as quoted by EPC: TBC SQM)

Tenure: Freehold

Council tax band: C

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.