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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



James & James Estate Agents are delighted to bring to the market this superb four bedroom detached house located moments from the beach.

The accommodation in brief comprises; Entrance Porch, entrance hall, through lounge/diner, conservatory dining room & kitchen. To the first floor there are four good size bedrooms and a family bathroom.

Externally there are well maintained front & rear gardens, and a garage

Other benefits include gas central heating and double glazing. In our opinion internal viewing is considered essential to appreciate the overall size and condition of this family home.

Situated to the east of Worthing town centre in a prized location leading off the seafront road, the bustling independent shops and cafes of Brighton Road are only a short walk from your door, with the beach and promenade directly behind them.

For those who love their seafood, the ever popular Chipwick and the seafront CrabShack are both nearby.

Ideally positioned for all that Worthing has to offer, the city centre with its wide range of high street and independent amenities is within easy reach, and there are plenty of supermarkets to choose from including Waitrose, Morrisons and Marks & Spencer.

Entrance Porch
Entrance Hall

























Lounge Diner 21'5 x 10'11 (6.53m x 3.33m)

Conservatory 9'2 x 10'11 (2.79m x 3.33m)

Dining Room 12 x 9'4 (3.66m x 2.84m)

Kitchen 13'10 x 9'4 (4.22m x 2.84m)

Bedroom One 12 x 10'11 (3.66m x 3.33m)

Bedroom Two 13'1 x 9'4 (3.99m x 2.84m)

Bedroom three 9'1 x 10'11 (2.77m x 3.33m)

Bedroom Four 9'1 x 9'4 (2.77m x 2.84m)

Family Bathroom

Garage 12'5 x 11'3 (3.78m x 3.43m)

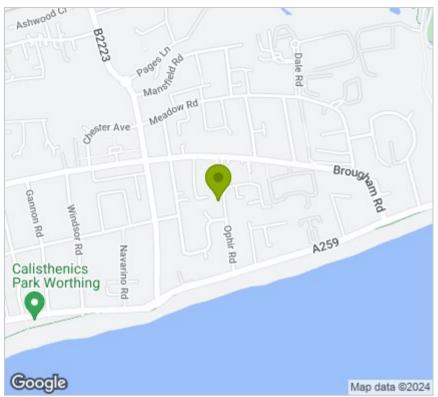
#### Floor Plan



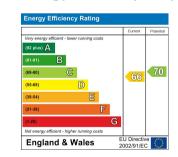
#### Viewing

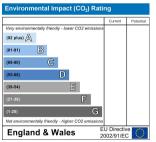
Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



### **Energy Efficiency Graph**





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