



**JAMES & JAMES**  
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27 Ophir Road

, Worthing, BN11 2SS

Offers in the region of £600,000

Freehold Council Tax Band D



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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

