



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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5 Pelham Road

, Worthing, BN13 1JA

Offers in excess of £450,000

Freehold Council Tax Band D



James and James Estate Agents are delighted to bring to the market this delightful three bedroom family house in the popular Thomas A Becket catchment area.

The accommodation comprises entrance hall, ground floor WC, lounge, open plan kitchen/dining room, conservatory, three bedrooms and a family bathroom/WC.

There is a private west facing rear garden and a driveway offering off road parking. The property has the benefit of integrated appliances in the kitchen, double glazing, gas central heating and viewing is highly recommended.

SITUATED just a short distance to Thomas A Becket Primary & Junior school catchment area, both schools being a short walk to West Worthing train station which operates the London Victoria & Brighton Line is 0.4 miles away and Tarring village centre with its pubs, cafes and convenience stores is close by. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 2 miles away.

Council Tax Band D

Entrance Hall

Lounge  
14'5 x 12'8 (4.39m x 3.86m)

WC

Kitchen/Diner  
19'1 x 13'5 x 12'5 (5.82m x 4.09m x 3.78m )

Conservatory  
12'3 x 12'3 (3.73m x 3.73m)





Bedroom One  
14'5 x 11'2 (4.39m x 3.40m )

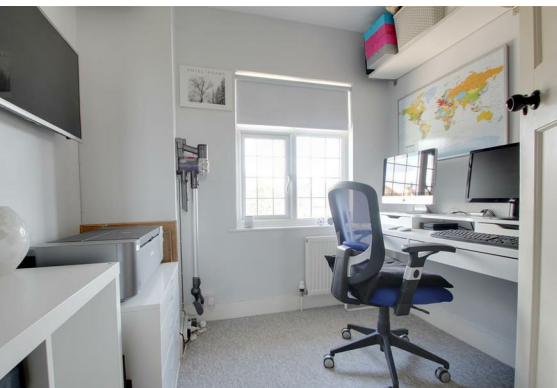
Bedroom Two  
12'8 x 11'3 (3.86m x 3.43m)

Bedroom Three  
7'7 x 7'2 (2.31m x 2.18m)

Family Bathroom

Driveway Parking

West Facing Rear Garden



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

