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35 Aglaia Road

, Worthing, BN11 5SW

Guide price £750,000

Freehold Council Tax Band E



James & James Estate Agents are delighted to bring to the market this beautifully presented and deceptively spacious detached mock Tudor home situated in one of Goring-by-Sea/West Worthing's most premier roads.

In brief the accommodation comprises entrance porch into spacious entrance hall with large storage cupboard, under stairs store, ground floor W.C, feature lounge with a pleasing outlook over the South facing rear garden with a focal fireplace. There is a separate dining room, and a fully fitted luxury kitchen with TWO integrated ovens, gas hob extractor, and integrated fridge. There is a breakfast area, double aspect with bi-fold doors and personal door giving access on the the rear garden. There is an integrated garage with utility room at rear.

To the first floor there are four good size bedrooms with the master having a range of fitted wardrobes and a modern fitted family bathroom. Externally the front garden is laid to lawn with brick block paving providing off road parking to the garage. The South facing rear garden is a particular feature of the property being laid predominantly to lawn with a profusion of trees and shrub lined borders and large area of patio.

Other benefits include gas central heating and double glazing and in our opinion internal viewing is considered essential to appreciate the overall size, space and light of this beautiful detached family home.

Situated in Aglaia Road the property is just a short stroll from Worthing's award winning blue flag beach and the shops at Goring Road. The nearest mainline railway station is West Worthing giving great access to most major towns and cities. Buses also serve the area.





Solid front door into entrance porch

Spacious entrance hall
11'4 x 7'4 (3.45m x 2.24m)

Large cloaks cupboard

Ground floor W.C.
7'0 x 2'8 (2.13m x 0.81m)

Lounge
18'9 x 12'6 (5.72m x 3.81m)

Dining room
12'10 x 11'5 (3.91m x 3.48m)

Luxury fitted kitchen/breakfast room
24'4 x 11'1 (7.42m x 3.38m)

Integral garage (measured internally)
15'8 x 9'9 (4.78m x 2.97m)

Utility room (at rear of garage)
9'2 x 8'5 (2.79m x 2.57m)

Stairs to first floor landing

Bedroom one
12'8 x 16'11 (3.86m x 5.16m)

Bedroom two
13'3 x 9'9 (4.04m x 2.97m)

Bedroom three
12'9 x 11'1 (3.89m x 3.38m)

Bedroom four
9'1 x 8'7 (2.77m x 2.62m)

Family bathroom
7'9 x 8'1 (2.36m x 2.46m)

Feature South facing rear garden

Front garden laid to lawn

Brick block driveway



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

