



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

t: 01903 958770

e: [info@jamesandjamesea.co.uk](mailto:info@jamesandjamesea.co.uk)

119 George V Avenue | Worthing | West Sussex | BN11 5SA

50B Ferring Street | Ferring | West Sussex | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



32 Victoria Road

, Worthing, BN11 1XB

Guide price £600,000

Freehold Council Tax Band D



5



2



3



0

James & James Estate Agents are delighted to bring to the market this beautifully presented and deceptively spacious four/five bedroom semi detached family home with an annex situated in the area of Worthing town centre.

In brief the accommodation comprises spacious entrance hall with large under stairs storage cupboard, lounge, modern fitted kitchen, separate dining room, ground floor bedroom (annex, ground floor shower room, and annex lounge).

To the first floor there is a spacious landing with access to large loft space, four good size bedrooms, and a bathroom with W.C.

Externally the front garden is arranged to provide off road parking, and the rear garden has been laid for ease of maintenance with brick built storage unit and outside tap.

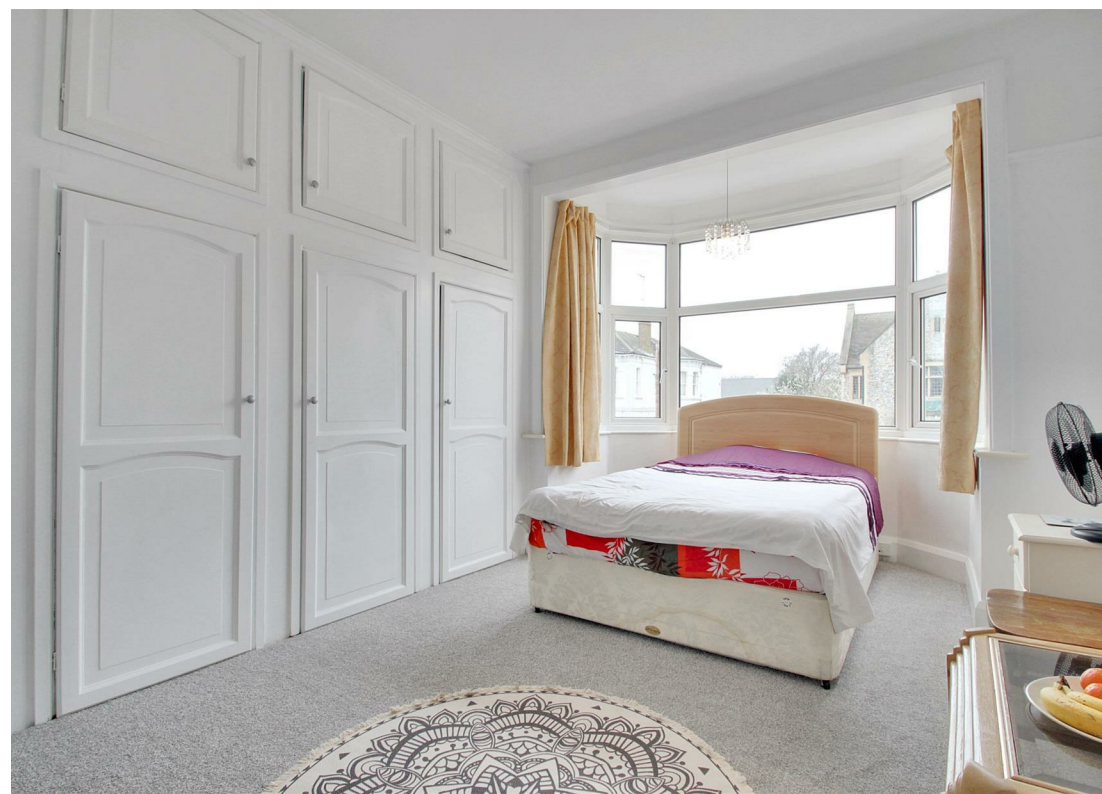
Other benefits include gas central heating and double glazing. In our opinion internal viewing is considered essential to appreciate the overall size of this family home.

Situated in Victoria Road, the property is ideally located close to Worthing mainline railway station giving great links to most major towns and cities. Worthing town centre itself is just a short walk away and buses serve the area.

Entrance porch

Spacious entrance hall





Bay fronted lounge  
14'7 x 12'9 (4.45m x 3.89m)

Dining room  
12'8 x 10'0 (3.86m x 3.05m)

Refitted kitchen  
15'11 x 8'11 (4.85m x 2.72m)

Spacious first floor landing

Bedroom one  
15'5 x 9'8 (4.70m x 2.95m)

Bedroom two  
12'4 x 8'9 (3.76m x 2.67m)

Bedroom three  
11'3 x 7'0 (3.43m x 2.13m)

Bedroom four  
8'11 x 5'10 (2.72m x 1.78m)

Family bathroom/W.C.

Annex accommodation

Lounge/kitchenette  
12'10 x 9'7 (3.91m x 2.92m)

Double bedroom  
9'7 x 8'9 (2.92m x 2.67m)

Modern fitted shower room

Front garden

Off road parking

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

