



**JAMES & JAMES**  
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7 Latimer Road

, Worthing, BN11 5EP

Offers over £325,000

Freehold Council Tax Band C



James & James Estate Agents are delighted to bring to the market this beautifully presented and character filled two bedroom ground floor garden flat.

In brief the accommodation comprises private front door into entrance porch, spacious entrance hall, South facing lounge diner with sliding doors onto the South facing rear garden, two double bedrooms with bedroom one having fitted wardrobes, and bedroom two having a fitted cupboard.

There is a modern contemporary fitted bathroom with wash hand basin inset to vanity unit, and a double aspect kitchen with pantry cupboard.

Outside there is a front garden. The South facing rear garden is a particular feature of the property with areas of lawn, patio and maturing trees and shrub lined borders, and there is off road parking which leads to a garage with up & over door. Other benefits include exposed floor boards, gas central heating and double glazing.

In our opinion internal viewing is considered essential to appreciate the overall size and condition of this beautiful ground floor apartment.

Situated in Latimer Road the property is ideally located being just a short stroll from the beach and Goring Road's extensive shopping facilities.

Worthing town centre with it's more comprehensive range of shops, bars and restaurants is approximately two miles distance.

### Entrance porch





Entrance hall

Lounge/diner  
19'6 x 12'1 opening to 13'1  
(5.94m x 3.68m opening to  
3.99m )

Kitchen  
10'7 x 8'10 (3.23m x 2.69m)

Bedroom one  
15'9 x 11'8 (4.80m x 3.56m)

Bedroom two  
10'8 x 8'10 (3.25m x 2.69m)

Modern fitted family bathroom  
8'3 x 5'10 (2.51m x 1.78m)

Front garden

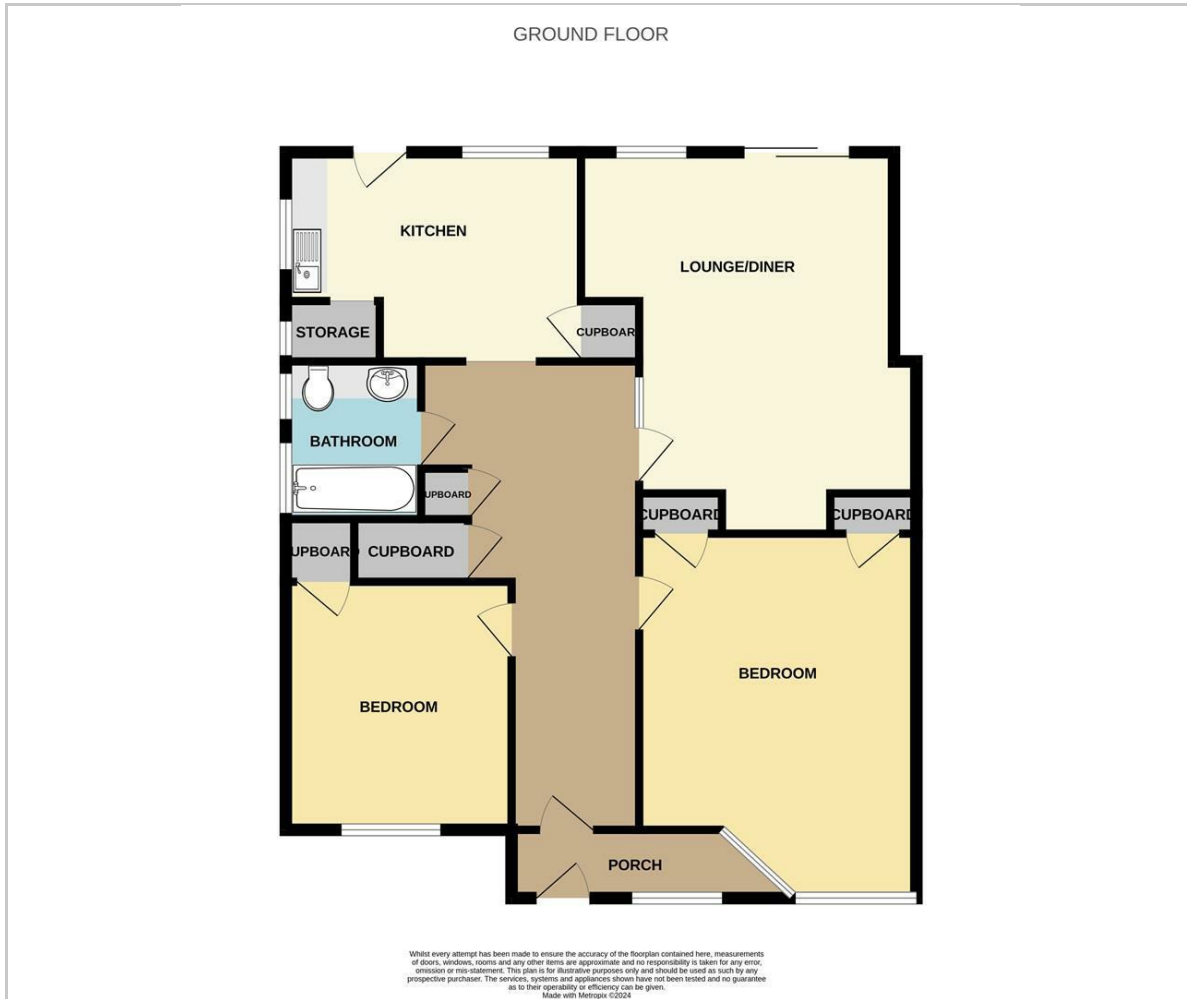
Off road parking

Garage

Feature South 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

