

# t: 01903 958770

e: info@jamesandjamesea.co.uk

119 George V Avenue | Worthing | West Sussex | BN11 5SA 50B Ferring Street | Ferring | West Sussex | BN12 5JP

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Situated in Aglaia Road, this handsome four bedroom semi-detached house is offered for sale by the vendor's sole agent.

In brief the accommodation comprises entrance porch, entrance hall, lounge, feature dining room with focal fireplace and French doors onto the rear garden, extended kitchen/breakfast room. To the first floor there are three bedrooms and a modern family bathroom.

On the second floor there is a converted attic with a W.C. There is off road parking, a feature established rear garden with a converted garage, summer house, and timber sheds.

Other benefits include gas central heating and double glazing.

Internal viewing is considered essential to appreciate the overall size and condition of this property.

Situated in Aglaia Road, the property is just a short walk from the beach, and is ideally located close to the Goring Road shopping facilities which cater for every day needs. Buses serve the area, and the nearest mainline railway station is West Worthing.

Entrance porch 6'7 x 2'7 (2.01m x 0.79m)

Entrance hall 14'6 x 7'1 (4.42m x 2.16m)

Bay fronted lounge 15'9 x 13'5 (4.80m x 4.09m)

Feature dining room 13'4 x 13'1 (4.06m x 3.99m)

























Luxury fitted kitchen/breakfast room 22'3 x 9'3 (6.78m x 2.82m)

Stairs to first floor landing 15'11 x 10'4 (4.85m x 3.15m)

Bedroom one 15'7" x 12'9" (4.75 x 3.91)

Bedroom two 11'9 x 9'6 (3.58m x 2.90m)

Bedroom three 8'9 x 8'3 (2.67m x 2.51m)

Modern fitted bathroom 7'0 x 6'0 (2.13m x 1.83m)

Stairs to second floor

Bedroom floor/loft room 10'6 x 18'5 (3.20m x 5.61m)

W.C.

Off road parking

Converted garage/home office 15'10 x 7'5 (4.83m x 2.26m)

Additional rear cabin and summer house

Feature rear garden

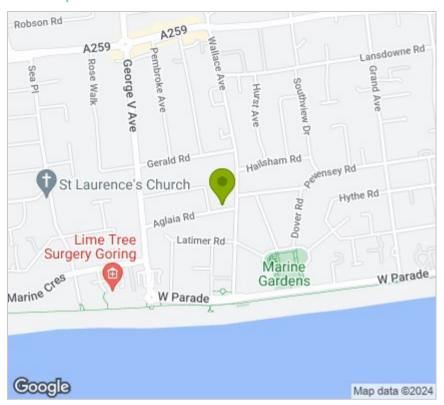
#### Floor Plan



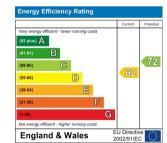
#### Viewing

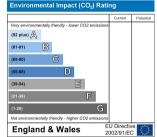
Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

### Area Map



## **Energy Efficiency Graph**





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