



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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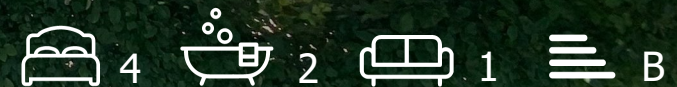


17 Tagalie Square

, Worthing, BN13 1FH

Guide price £450,000

Freehold Council Tax Band D



Guide Price £450,00 - £475,000.

James & James Estate Agents are delighted to bring to the market this beautifully presented end of terrace spacious four bedroom town house in one of Worthing's most popular residential locations.

In brief the accommodation comprises spacious entrance hall, ground floor cloakroom, luxury fitted kitchen with range of integrated appliances, superb lounge/diner with vaulted ceiling over the dining area with additional roof light windows.

To the first floor there is the master bedroom with a range of fitted wardrobes and Jack & Jill shower room, additional bedroom on the first floor, and to the second floor are a further two bedrooms and family bathroom.

Externally the landscaped rear garden is a particular feature of the property with a gate giving access to the enclosed carport. Other benefits include gas central heating and double glazing. In our opinion internal viewing is considered essential to appreciate the overall size and condition of this stunning family home.

Situated in Tagalie square overlooking the popular green, Cissbury Chase is a convenient location for any family being just a short walk from Durrington-os-Sea mainline railway station which gives access to most towns and cities, Worthing leisure centre which forms part of the Fit4 health and wellness group, and the beach is also just a short distance away.





Front door into entrance hall  
10'10 x 6'10 (3.30m x 2.08m)

Ground floor cloakroom  
5'7 x 2'11 (1.70m x 0.89m)

Bay fronted kitchen/breakfast  
room  
14'5 x 8'0 (4.39m x 2.44m)

Superb lounge/diner  
24'4 x 15'0 (7.42m x 4.57m)

First floor landing

Bedroom one with range of fitted  
wardrobes  
13'2 x 12'2 (4.01m x 3.71m)

En-suite Jack & Jill shower room  
8'10 x 4'9 (2.69m x 1.45m)

Bedroom two with pleasing outlook  
over Green  
13'1 x 9'6 (3.99m x 2.90m)

Stairs to second floor

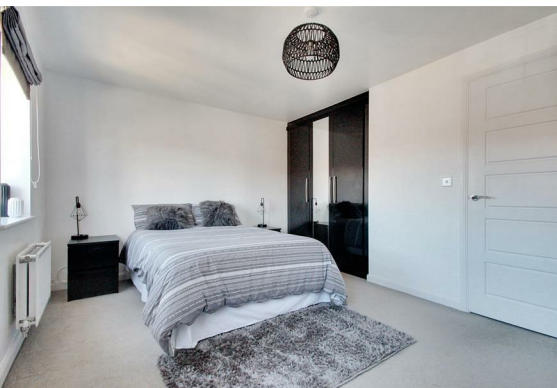
Bedroom three  
15'0 x 10'0 (4.57m x 3.05m)

Bedroom four  
12'8 x 9'6 (3.86m x 2.90m)

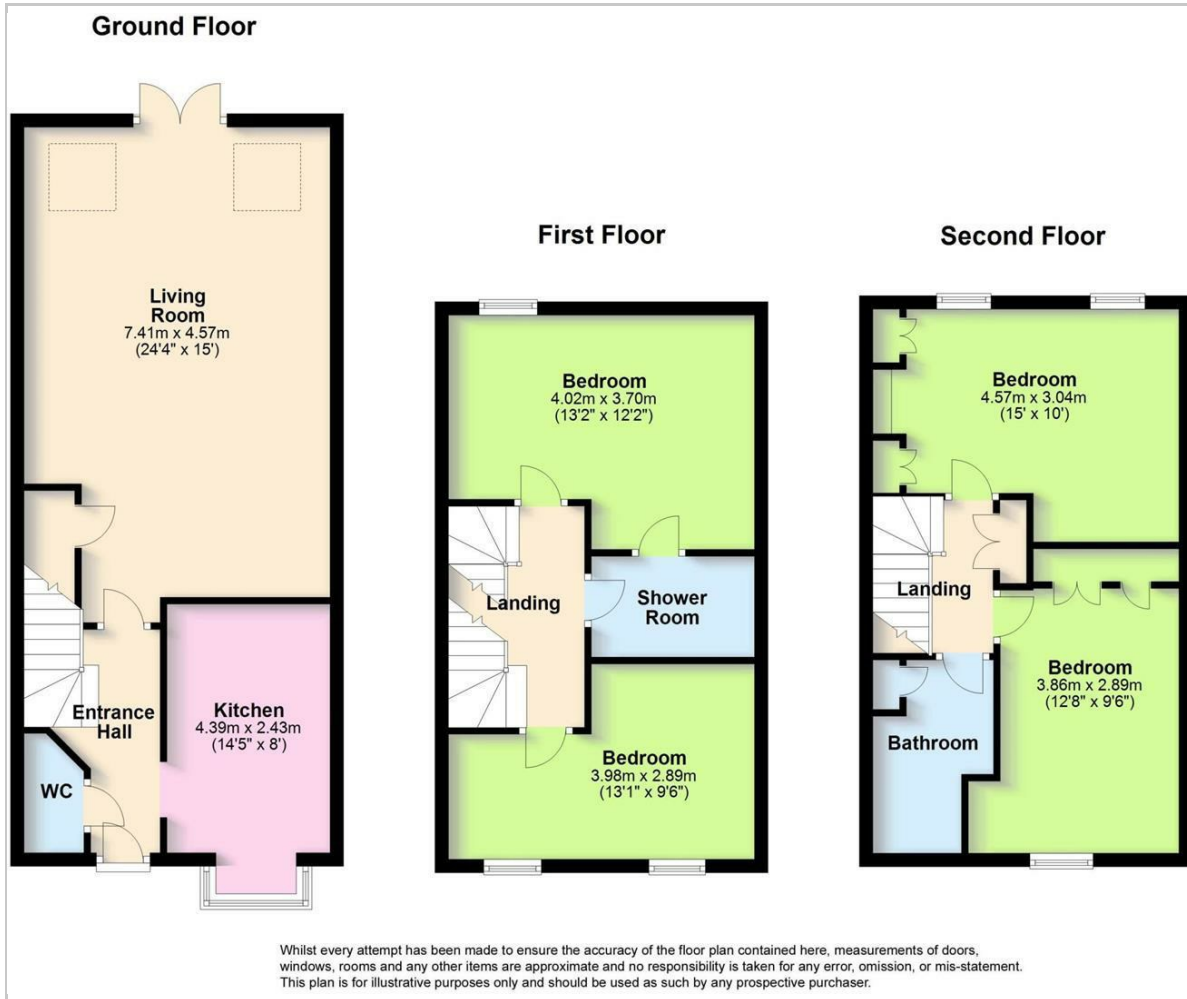
Family bathroom  
10'0 x 6'7 (3.05m x 2.01m)

Landscaped rear garden

Enclosed car port



## Floor Plan

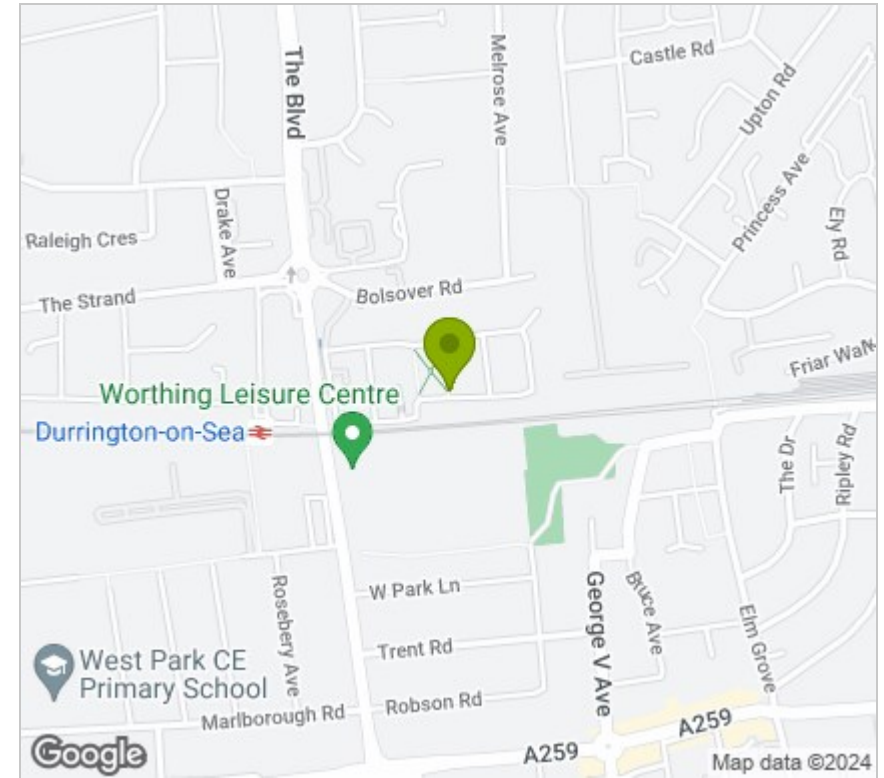


## Viewing

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.

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## Area Map



## Energy Efficiency Graph

