



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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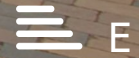


Glenshiel Courtlands Way

, Worthing, BN11 5QU

£825,000

Freehold Council Tax Band E



James & James are delighted to bring to the market this STUNNING detached chalet nestled in a unique position of West Worthing.

The accommodation comprises, front entrance into hallway, two reception rooms offering potential for a ground floor bedroom, BEAUTIFULLY fitted kitchen with butcher block style worktops, a useful utility area with recently replaced pitched roof and a good size BAY FRONTED living room with feature fireplace and log burner overlooking the stunning garden. There is also a separate W.C. There is premium laminate flooring throughout the ground floor.

To the first floor, there are two DOUBLE bedrooms with inbuilt storage cupboards, a recently fitted shower room with white suite, and a separate W.C.

Glenshiel occupies a large plot offering a sweeping BLOCK PAVE driveway with secure gates to the front leading to DETACHED garage with power and light. To the rear is a PICTURESQUE cottage style garden which is laid to lawn with patio seating area, newly built Summer House and Greenhouse. There are several vegetable patches for a keen gardener along with delightful pond and access to the front via a secure gate.

Further benefits include gas central heating, double glazing throughout and a RE WIRE.

The property is accessed via a shared driveway off Gerald Road which offers local shopping facilities within a short walk to Goring Road, whilst the beach is just 5 minutes away. Mainline railway can be found at West Worthing, Brighton, Chichester, London Gatwick, Victoria, London Bridge and beyond.





Entrance Hall

Bay fronted Living Room  
16'9 x 14'5 (5.11m x 4.39m)

Dining Room  
11'3 x 14'6 (3.43m x 4.42m)

Reception/ Bedroom  
16'1 x 10'6 (4.90m x 3.20m)

Fitted Kitchen  
17'5 x 9'4 (5.31m x 2.84m)

Utility  
8'7 x 4'5 (2.62m x 1.35m)

Separate W.C.

First Floor

Bedroom One  
16'9 x 15'7 (5.11m x 4.75m)

Bedroom Two  
15'1 x 13'4 (4.60m x 4.06m)

Recently Fitted Shower Room

Separate W/C

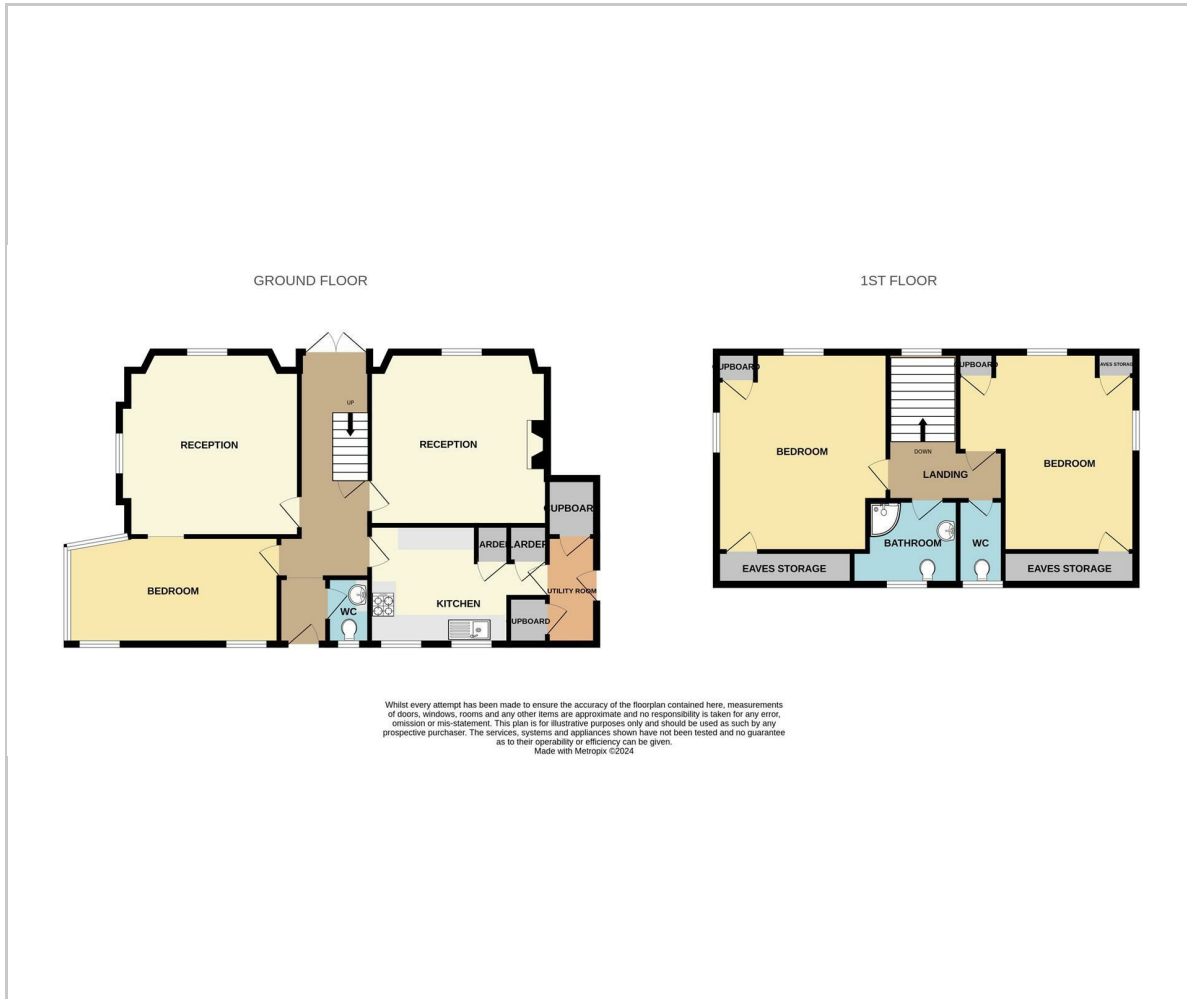
Large South Facing Garden

Detached Garage

Block Pave Driveway



## Floor Plan



## Viewing

Please contact our Worthing 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

