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Guide Price £475,000 - £500,000.

A well extended semi-detached family home in a popular residential area.

In brief, the accommodation comprises entrance porch into spacious entrance hall, lounge with focal fireplace, open plan kitchen/dining room, and a ground floor extension providing a double bedroom, en-suite shower room, and an additional sitting room.

To the first floor there are three good sized bedrooms, a modern family bathroom, and access to the boarded loft space with two Velux windows.

Externally there is ample off road parkingand a garage (fully insulated currently being used as and office) with personal doors to garden.

The rear garden is a particular feature of the property being laid predominantly to lawn with a decked area and patio area. Other benefits include gas central heating and double glazing. In our opinion, internal viewing is considered essential to appreciate the overall size of the accommodation of this lovely family home.

Situated in Garrick Road, the property is ideally located for both St. Andrews and Davison High Schools, along with Northbrook College.

Worthing town centre is close by, and the nearest mainline railway station is Worthing giving great links to most major towns and cities. Broadwater village with it's comprehensive range of shops, bars, cafes, and restaurants is also just a short walk away.

Please contact the vendor's sole agents to arrange a private viewing tour.

Double glazed front door into entrance porch

Solid wood front door into spacious entrance hall 14'2 x 7'4 (4.32m x 2.24m)

Lounge 14'9 x 12'1 (4.50m x 3.68m)



















Open plan kitchen/dining room 20'5 x 15'0 (6.22m x 4.57m)

Annex sitting room 10'5 x 10'0 (3.18m x 3.05m)

Annex bedroom 9'9 x 11'9 (2.97m x 3.58m)

Annex en-suite shower room 9'8 x 3'6 (2.95m x 1.07m)

Stairs to first floor landing

Bay fronted bedroom one 15'0 x 10'9 (4.57m x 3.28m)

Bedroom two 11'3 x 10'7 (3.43m x 3.23m)

Bedroom three 8'2 x 8'3 (2.49m x 2.51m)

Storage/Wc

Family bathroom 8'3 x 7'8 (2.51m x 2.34m)

Boarded loft room 13'5 x 14'6 (4.09m x 4.42m)

Rear garden

Garage with French doors

Ample off road parking







Floor Plan



Viewing

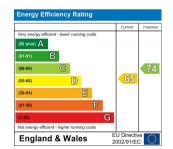
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

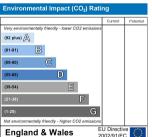
Manor Sports Dominion Rd Ground Georgia Ave Queen St Broadwater No Product Rd Sackville Rd King Edward Ave Chesswood Rd **≠**Worthing Newland Rd Worthing Homefield Rata @2025 Teville Rd

Energy Efficiency Graph

Google

Area Map





Worthing Hospital

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