

Rodmell Road, Worthing, BN13 1EE

GUIDE PRICE OF £400,000 - £425,000



- **A Rare Semi Detached Three Bedroom Family Home**
- **Excellent Refurbishment Opportunity**
- **Highly Sought After Position In Worthing**
- **Driveway & Garage**
- **Exceptional Local Schools Nearby**

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As you approach the property, you'll be greeted by a spacious front garden, providing ample space for landscaping or creating a welcoming entrance. The potential to enhance the curb appeal is evident, making it an exciting prospect for those with a green thumb or a vision for outdoor aesthetics.

Upon entering the house, you'll find a lounge diner, offering a versatile space for relaxation, dining, and entertaining. The separate kitchen provides an opportunity to design a functional and modern culinary space tailored to your preferences. The potential to create an open-plan layout or extend the existing space is worth exploring, subject to obtaining the necessary planning permissions.

The property also features a lean-to, which can serve as a utility area or additional storage space, adding practicality to the home.

Upstairs, you'll find three bedrooms, offering comfortable accommodation for residents or guests. The bedrooms provide the opportunity to be transformed into cosy retreats with a personal touch. A shower room provides convenience and flexibility for the household. The potential for refurbishment throughout the house allows for the creation of a stylish and contemporary living environment.

The rear garden features a patio area, perfect for outdoor dining, relaxation, and entertaining. With some landscaping and gardening, the space can be transformed into a tranquil oasis. The property also benefits from a driveway and a garage, providing off-street parking and additional storage options.

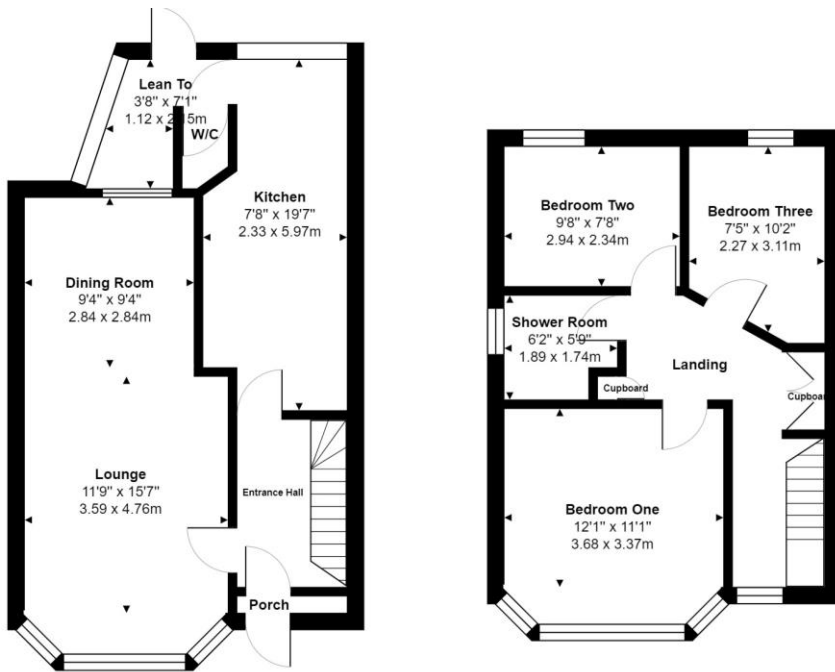
Located in a convenient location, the property offers easy access to local amenities, schools, and transportation links, ensuring a convenient lifestyle for residents.



Picture this...

Why not take a short ride into town and really soak up Worthing's cosmopolitan atmosphere by exploring around the wide range of bars, restaurants and shops on offer.

This town really is known for its entertainment and lifestyle. Alternatively, just imagine taking a short stroll around the corner to the ever-so-popular Beach House bar and treat yourself to a couple of drinks or a cocktail in the sun.



Total Area: 973 ft² ... 90.4 m²

Accommodation

GROUND FLOOR

ENTRANCE HALL

LOUNGE

11' 09" x 15' 07" (3.59m x 4.76m)

KITCHEN

7' 08" x 19' 07" (2.33m x 5.97m)

DINING ROOM

9' 04" x 9' 04" (2.84m x 2.84m)

LEAN TO

4' 10" x 7' 01" (1.47m x 2.15m)

W/C

SECOND FLOOR

LANDING

BEDROOM ONE

12' 01" x 11' 01" (3.68m x 3.37m)

BEDROOM TWO

9' 08" x 7' 08" (2.94m x 2.34m)

BEDROOM THREE

7' 05" x 10' 02" (2.27m x 3.11m)

SHOWER ROOM

6' 02" x 5' 09" (1.89m x 1.74m)

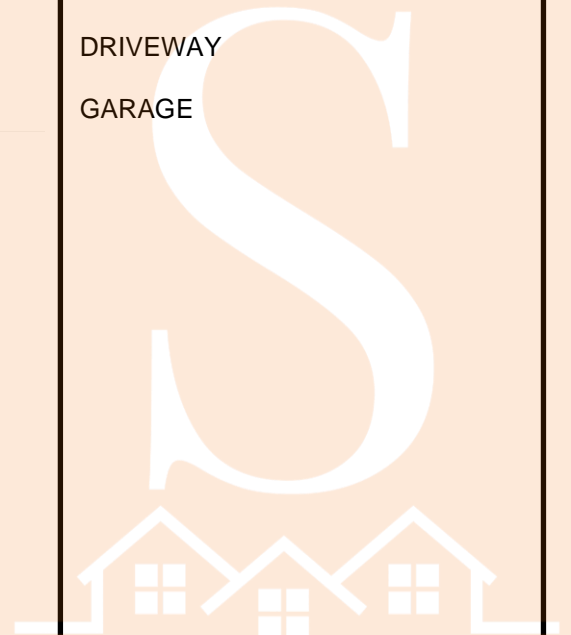
OUTSIDE

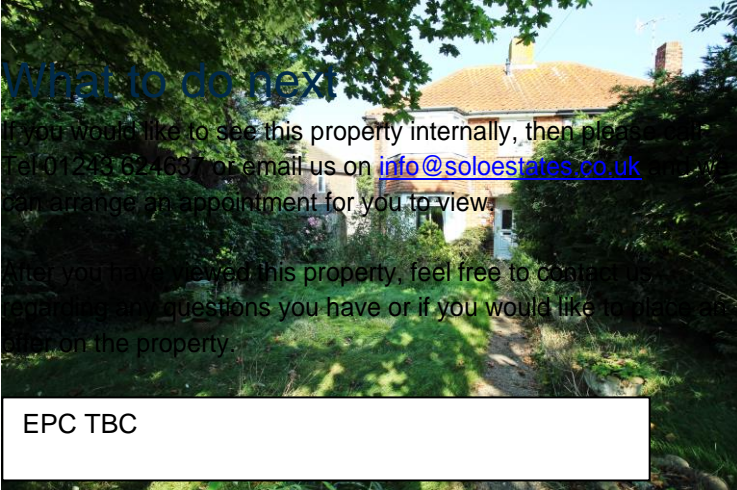
REAR PATIO GARDEN

LARGE FRONT GARDEN

DRIVEWAY

GARAGE





What to do next

If you would like to see this property internally, then please call Tel: 01243 624637 or email us on info@soloestates.co.uk we can arrange an appointment for you to view.

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to discuss the property.

EPC TBC

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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