

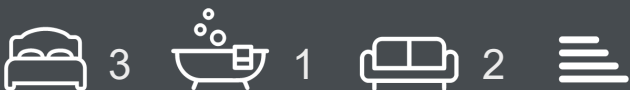


Lavington Road, Worthing, BN14 7SJ

Guide Price £500,000

A charming semi-detached house on Lavington Road in the sought-after area of Worthing. This property boasts two reception rooms and a good size kitchen, perfect for entertaining guests or simply relaxing with your family. With three bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room. One of the highlights of this property is the lovely garden, providing a tranquil space to unwind or enjoy a spot of gardening. The garage and parking facilities make it convenient for you to securely park your vehicles without any hassle. This house offers bright and spacious accommodation, creating a warm and inviting atmosphere throughout. The potential for further improvement allows you to put your own stamp on the property and truly make it your own.

EPC TO BE CONFIRMED



Council Tax Band: D

- Three bedroom semi-detached family home
- Two good size reception rooms
- Excellent potential to put your own stamp on
- Driveway and a garage providing off road parking
- Convenient for local shops, amenities and restaurants
- Well presented, spacious accommodation throughout
- Accommodation extending to approx. 1600 sq ft
- Fantastic private garden with lawn and patio areas
- Catchment area for sought after local schools
- West Worthing Train Station approx. 1 mile away

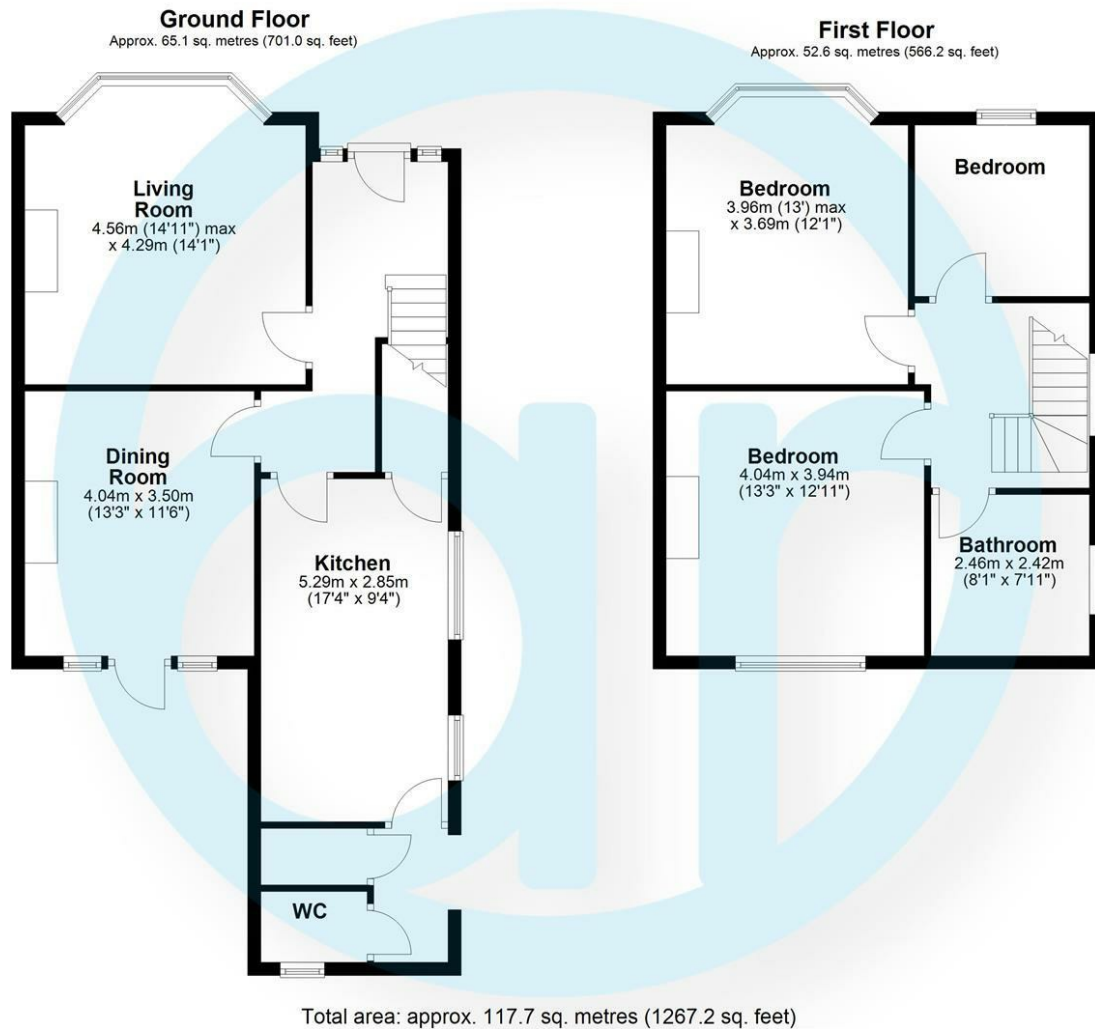


Worthing, a picturesque seaside town on the south coast of England, exudes a unique charm with its blend of Victorian elegance and contemporary vitality. Known for its extensive pebble beach, historic pier, and well-maintained promenade, Worthing offers residents and visitors alike a captivating coastal experience. The town's vibrant cultural scene is enriched by theatres, art galleries, and frequent events, creating a lively atmosphere. With its beautiful parks, such as Beach House Park and Highdown Gardens, Worthing provides green spaces for leisure and relaxation. The town's bustling town centre features a diverse array of shops, restaurants, and entertainment venues, contributing to its reputation as a welcoming and thriving community. Worthing's accessibility, rich history, and scenic beauty make it a sought-after destination for those seeking a coastal haven with a perfect blend of tradition and modernity.



EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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