

**FOR  
SALE**



**ALEXANDER  
PHILIPS  
& WELCH**

## **Dominion Road, Worthing**

**Offers over £410,000 (Freehold)**



**4**



**1**



**2**







A beautifully presented four-bedroom semi-detached home situated in a quiet, sought-after residential area, offering spacious and stylish accommodation ideal for families and professionals alike.

- End of terrace
- Family home
- Off-street parking
- Garage





This charming property boasts a bright and airy living room that flows seamlessly into a modern open-plan kitchen and dining area, perfect for entertaining.

Upstairs, the property features two generous double bedrooms, a well-proportioned single bedroom, and a contemporary family bathroom.

Outside, the home benefits from a private rear garden with a patio area, garage and off-street parking to the front.

Located within easy reach of local amenities, well-regarded schools, and excellent transport links, this property combines convenience with comfort in a highly desirable location.







## More about this property

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**Why are you moving, where and when?**

Up sizing.

**How old is the property? How long have they lived there? When was it built? any history etc?**

Built circa 1960's, lived here for 13 years.

**Does the property consist of a garage, or any parking? Permit how much?**

Front drive for two cars and a service road to rear of house to a brick garage.

**So far as you are aware is the property structurally sound and complete?**

House is structurally complete.

**Did the current owner do the work I.E any improvements if so what and when?**

New kitchen in 2023.

**Is the property listed or in a conservation area or listed if so what extent?**

No

**How old is the boiler? where is it located and what make? has it been regularly serviced?**

Worcester Bosch boiler, 8 years old and previously serviced.

**Who are the neighbours I.E family? Age? Profession?**

Our Neighbours immediately next door are a family. Our other neighbours are a retired couple.

**Has the owner ever applied for planning permission if so what and when and was it granted?**

No, never applied.

**What side of the fence are they responsible for or boundaries lines?**

We are responsible for west boundary and neighbours at 70c are responsible for East boundary.

**Council tax band, and monetary value?**

Band B, £1822.43 for 2025/2026.

**What are the vendors planning on leaving internally and externally, very brief description?**

Leaving electric cooker and galvanized garden shed.

**Local shops amenities sports centres, recreation ground, where and how far to walk?**

Owner shares: Gym in Dominion Road, Davison's sports centre 5 minutes, park 5 minutes.

**Age restrictions?**

None.

**Ground Rents and Maintenance?**

None.

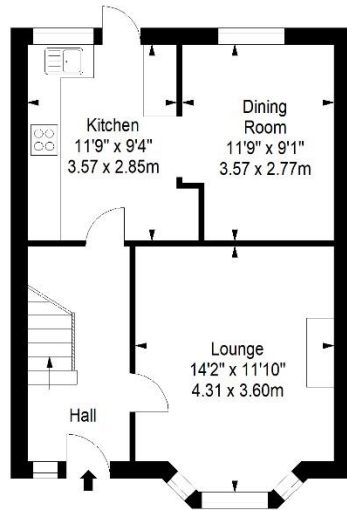
**Lease length? Freehold and percentage**

NA.

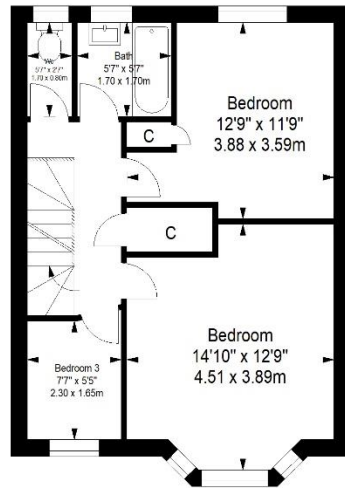
**Does the property have any schedule of works if so what and how much money is in the sinking/reserve?**

No.

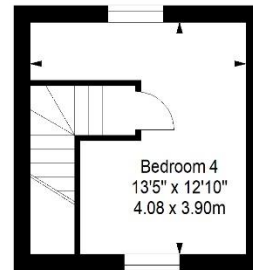
Ground Floor



First Floor



Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Approximate gross internal floor area 101.2 sq m/ 1089.3 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
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