



**Greenland Road, Worthing, BN13 2RR**

Guide Price **£400,000**



**Property Type:** End of Terrace House

**Bedrooms:** 4

**Bathrooms:** 1

**Receptions:** 2

**Tenure:** Freehold

**Council Tax Band:** C

**Floor Area:** 1065 SqFt

- End Terraced House
- Four Bedrooms
- Large Conservatory/Diner
- Fitted Kitchen
- Bathroom
- Ground Floor W.C
- Off Road Parking
- West Facing Rear Garden
- Walking Distance to Local Shops
- Schools Nearby



A spacious four-bedroom family home arranged over two floors, featuring a generous kitchen opening into a large conservatory/dining/family room. The property offers a lounge, flexible reception or ground-floor bedroom four. On the first floor, three double bedrooms and family bathroom. Off road parking and wrap-around west-facing gardens complete this property, being sold chain free.



## INTERNAL

This spacious and well-proportioned family home offers flexible accommodation arranged over two floors, ideal for modern living. A welcoming entrance hall leads through to the generous kitchen, fitted with a range of base and wall units and equipped with inset double ovens and a five-ring gas hob, providing a practical and sociable heart to the home.

The kitchen opens seamlessly into an impressive conservatory/dining/family room, creating a wonderful open-plan space perfect for everyday living and entertaining alike. Flooded with natural light, this versatile area benefits from two sets of French doors that open directly onto the garden, effortlessly blending indoor and outdoor living.

To the front of the property is a comfortable lounge, offering a relaxing retreat. Adjacent is an additional reception room which could alternatively be used as a ground-floor double bedroom, home office or playroom, providing excellent flexibility. An inner hallway leads to a useful storage cupboard and a convenient ground-floor WC.

The first floor hosts three well-proportioned double bedrooms and a family bathroom fitted with a neutral suite, completing the accommodation.



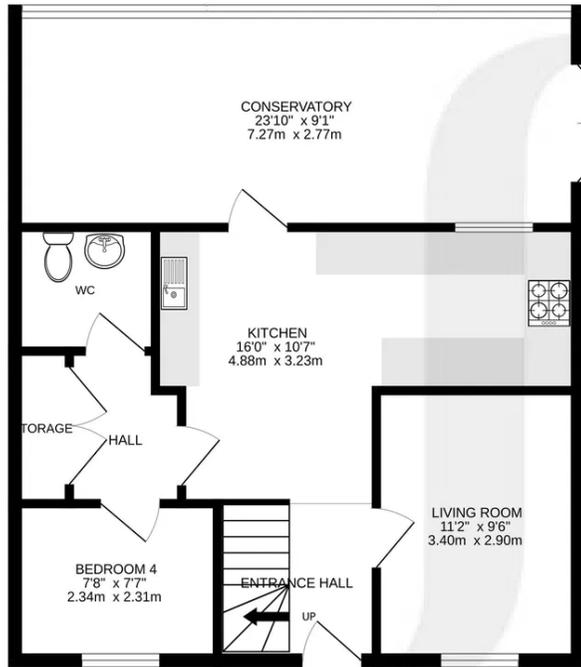
## EXTERNAL

To the front of the property is off-road parking, while side access leads to the wrap-around gardens enjoying a desirable westerly aspect. The outdoor space is mainly laid to lawn and complemented by a decked seating area, ideal for outdoor dining, relaxation and family enjoyment.

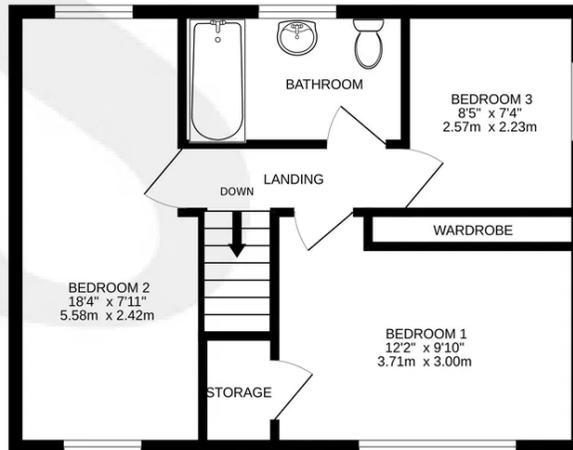
## SITUATED

Greenland Road is situated in a highly popular residential area of Salvington. Local shops, amenities and the Park View Pub can be found nearby on Salvington Road. West Durrington Tescos development can also be found in close proximity. Your nearest railway station is Durrington-On-Sea at approximately 1.4 miles away. Your local bus stops are located on Salvington Road. The property is well situated for a range of schools and falls within the catchment area for Durrington Infant, Junior and High School and Bohunt. Worthing town centre with its comprehensive range of shopping, amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 3 miles away.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	65	
(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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