



Shermanbury Road, Worthing, BN14 7HR

Guide Price **£550,000**



Property Type: Semi Detached House

Bedrooms: 4

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Extended Semi Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Fitted Bathroom
- Highly Sought After Thomas A Becket Catchment Area
- Large South Facing Rear Garden
- Ample Off Road Parking
- Close To Local Shops, Amenities & Mainline Train Station
- No Ongoing Chain

We are delighted to offer for sale this rarely available and spacious semi detached family home situated in the highly sought after Thomas A Becket location, close to local shops, amenities, mainline train station and good school catchment area. The house boasts three generously sized bedrooms, two reception rooms, fitted kitchen & bathroom, large south facing rear garden, has off road parking for multiple vehicles and sold with no ongoing chain.





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Internal The covered front door opens into the welcoming entrance hall, with access to all ground floor rooms and stairs rising to the first floor. The generously sized lounge measures 12'9" x 15'1" and boasts a large bay window that floods the space with natural light and features a gas fireplace and charming surround. The adjoining dining room measures 11'9" x 12'2" and boasts a double glazed door that leads out onto the south facing rear garden. The fitted kitchen is well-appointed with a range of wall and base units, four-ring gas hob, and space for a variety of additional appliances. There are pleasant views of the well-maintained garden and a door providing handy access. The ground floor also offers a double bedroom, which can be used as an extra reception room. The first floor comprises of three generously sized bedrooms, with two measuring 12'9" x 15'6" and 11'4" x 12'0" both comfortably fitting a large double bed alongside various free standing furniture. The bathroom has been fitted with a four piece suite including a bath, shower, toilet and hand wash basin.



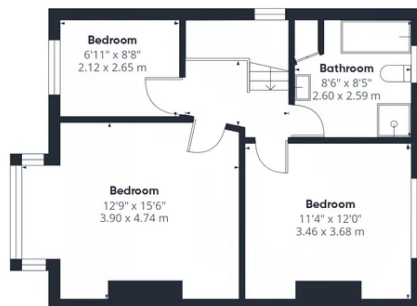
External The property sits on a generous plot with a well-maintained frontage enclosed by flint fronted brick walls, mature planting and a shingled area. A paved driveway provides off-road parking for ample vehicles. The large rear garden is a true highlight, substantial in size and enjoying a sunny south facing aspect, it offers an ideal space for families, with areas for lounging, dining and entertaining, bordered by brick walls and established trees and shrubs.

Situated In the highly sought-after Gaisford catchment area, this property is perfectly placed for families and professionals alike. Broadwater's popular shops, cafés and local amenities are just a short stroll away, while Worthing town centre is also within easy reach, offering a wide variety of shopping facilities, restaurants, pubs, cinemas, theatres and leisure attractions. For commuters, both Worthing mainline station (700m) and West Worthing station (800m) are nearby, providing excellent transport links to Brighton, London and beyond. The area is also well regarded for its schools and community feel, making it one of Worthing's most desirable locations to live.

Council Tax Band D



Ground Floor



Floor 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.