



Guildford Road, Worthing



Offers In Excess Of
£415,000
Freehold

- Semi-Detached Family Home
- Five Bedrooms
- Formal Dining Room
- Modern Kitchen
- Good-Sized Living Room
- Split Over Three Levels
- Off-Road Parking
- Council Tax Band - D
- South Facing Garden
- EPC Rating - D

We are delighted to offer to the market this beautifully presented semi-detached family home ideally situated in this favoured Tarring location with local shops, schools, parks, bus routes and the mainline station all nearby. The accommodation comprises an entrance hallway, a good-sized living room, a formal dining room, a modern kitchen and a downstairs WC. Upstairs, over two floors, there are five bedrooms and a family bathroom. Other benefits include ample off-road parking, a south facing rear garden, and being double glazed throughout.

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Accommodation

Off-road parking for multiple vehicles. Double glazed porch to front. Door to:

Entrance Hallway

Coving, Understairs storage. Radiator. Downstairs WC with basin and pedestal. Double glazed window, Double doors leading to:

Lounge 15'2" x 10'3" (4.64 x 3.13)

Coving. Radiator. Double glazed windows.

Kitchen 16'0" x 7'5" (4.90 x 2.27)

Double glazed windows and double glazed door to side access and garden. Wall, base and drawer units. Basin and drainer. Space for washing machine, fridge/freezer and dishwasher. Tiled splashback. Radiator. Kenwood range with five ring gas burner and overhead extractor.

Dining Room 19'6" x 8'5" (5.95 x 2.58)

Radiator. Double glazed door leading to rear garden,

Landing

Double glazed window.

Bathroom

Double glazed frosted window. Part tiled walls. Tiled floor. Traditional style WC and basin with pedestal. Bath with traditional mixer tap and shower attachment,

Bedroom One 14'6" x 10'3" (4.43 x 3.13)

Double glazed window. Radiator.

Bedroom Two 12'2" x 8'6" (3.73 x 2.60)

Double glazed window. Radiator.

Bedroom Three 8'11" x 7'4" (2.72 x 2.26)

Double glazed window. Radiator. Boiler cupboard housing ideal combo boiler with water filter (five years old).

Upper Landing

Double glazed window.

Bedroom Four 16'9" x 13'5" max (5.11 x 4.10 max)

Dual aspect double glazed windows. Eaves storage. Spotlights. Radiator.

Bedroom Five 8'9" x 7'1" (2.68 x 2.16)

Double glazed window. Eaves storage. Radiator.

Garden

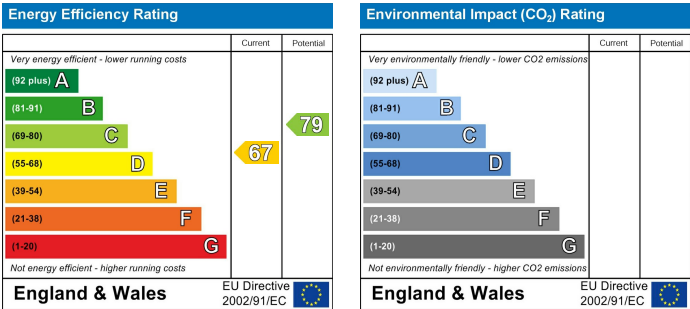
South facing rear garden with a patio area to front and a lawn area following with mature trees and bushes. There's a brick built shed with door and window to the rear







Total area: approx. 124.3 sq. metres (1338.0 sq. feet)



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