

# St. Andrews Road, Worthing, BN13

Offers Over **£475,000**

Jacobs | Steel









**Property Type:** Semi Detached House

**Bedrooms:** 4

**Bathrooms:** 1

**Receptions:** 2

**Tenure:** Freehold

**Council Tax Band:** E

- Extended Semi Detached House
- Four Bedrooms
- Two Reception Rooms
- Separate Kitchen
- Ground Floor WC
- Family Bathroom
- Chain Free
- West Facing Rear Garden
- Close To Primary & Secondary Schools
- Off Road Parking & Garage

We are delighted to offer to the market this extended semi-detached family home. The property offers four bedrooms, two reception rooms, a separate kitchen, ground floor cloakroom and family bathroom. Further benefits include a west-facing rear garden, off road parking, a garage, and the advantage of being sold with no onward chain. Ideally situated close to well-regarded primary and secondary schools, the property is also conveniently located for local amenities and transport links.





**INTERNAL**

Front door opening into the entrance hall with access to all ground floor rooms. To the front of the property is a bright and welcoming lounge featuring a square bay window. The separate fitted kitchen is equipped with a range of wall and base units, a sink with drainer, and space for a range of appliances, with a door providing access to the side of the property. To the rear, the property has been thoughtfully extended to create a spacious additional sitting room which opens into the dining area. This light-filled space benefits from a skylight and double doors opening onto the rear garden, making it ideal for both everyday living and entertaining. A ground floor cloakroom completes the accommodation on this level. On the first floor, there are three well proportioned bedrooms and a family bathroom fitted with a bath, separate shower cubicle, wash hand basin and WC. Stairs rise to the second floor, where you will find a generous fourth bedroom, offering an ideal bedroom, guest room or home office.

**EXTERNAL**

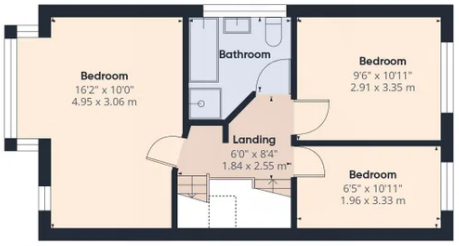
To the front of the property, there is ample off-road parking, complemented by established hedging which provides an attractive and private frontage. A timber gate offers convenient side access to the rear garden, and the property also benefits from a garage. The west-facing rear garden is a particular feature of the home, enjoying plenty of afternoon and evening sunshine. It is mainly laid to lawn and beautifully established with a variety of mature trees, shrubs and planting, creating a private and pleasant outdoor space.

**SITUATED**

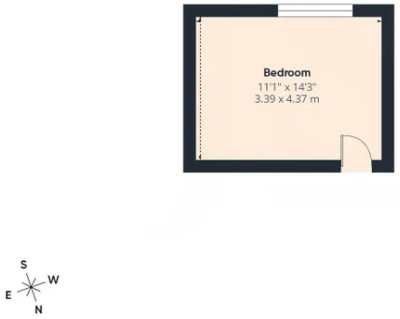
Situated on the sought-after St. Andrews Road, this property enjoys a highly convenient location within easy walking distance of the popular Thomas A Becket Infant and Junior Schools. Tarring Village is just a short walk away offering a range of independent cafés, pubs, convenience stores and everyday amenities. West Worthing railway station is approximately 0.6 miles away, providing direct services to Brighton and London Victoria, while Worthing town centre, with its extensive shopping, restaurants, theatres and leisure facilities, is around 2 miles from the property. Regular bus services also operate nearby, making this an ideal location for families and commuters alike.




**Ground Floor** Building 1




**Floor 1** Building 1




**Floor 2** Building 1

**Approximate total area**(1)

1207 ft²

112 m²

**Reduced headroom**

5 ft²

0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

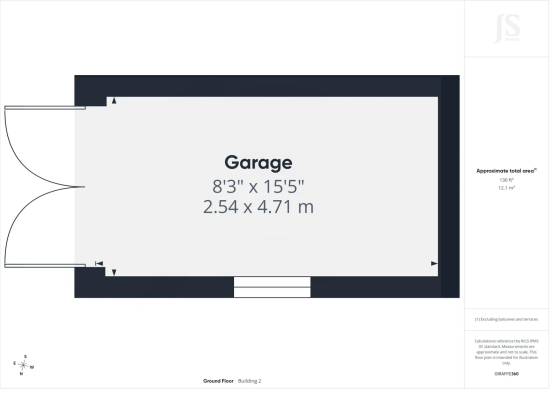
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360








Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose 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.

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