



Aglaia Road, Worthing, BN11 5SN
£465,000



Property Type: Terraced House

Bedrooms: 3

Bathrooms: 2

Receptions: 2

Council Tax Band: D

- Fully Renovated Mid Terrace
- Three Double Bedrooms
- Modern Fitted Kitchen
- Ground Floor WC
- South Facing lounge With French Doors
- Dining Room
- Modern Fitted Bathroom
- South Facing Rear Garden
- Garage & Off Road Parking
- CHAIN FREE

We are delighted to bring to the market this fully renovated and beautifully presented mid-terrace family home. The accommodation comprises three generous double bedrooms, two spacious reception rooms, a modern fitted kitchen, a contemporary family bathroom, and a convenient ground floor WC. Externally, the property benefits from ample off-road parking, a garage, and a delightful south-facing rear garden. Ideally situated just 500 yards from the seafront in Worthing, the property is within easy reach of local shopping facilities, well-regarded schools, and excellent transport links, making it an ideal home for families and commuters alike.





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INTERNAL

The front door opens into a welcoming entrance hall, with a door leading to the first reception room. This versatile space could be used as a dining room, home office, or additional sitting room, and provides access to the ground floor WC, kitchen, living room and staircase to the first floor. The modern fitted kitchen is well equipped with a range of matching wall and base units, an integrated oven, induction hob, sink and drainer, as well as space and plumbing for a washing machine, dishwasher and fridge/freezer. Additional features include a breakfast bar, a useful storage cupboard, and a door providing direct access to the rear garden. The bright, south-facing lounge enjoys an abundance of natural light and features French doors opening onto the south-facing rear garden. On the first floor, the landing provides access to a storage cupboard and all principal rooms. There are three generous double bedrooms, two of which benefit from built-in storage. The stylish family bathroom has been finished to a high standard and comprises a walk-in shower with fluted tiling, a recessed illuminated shelf, a floating vanity unit with drawers, a bath with mixer tap and shower attachment, and a low-level WC with push-button flush.

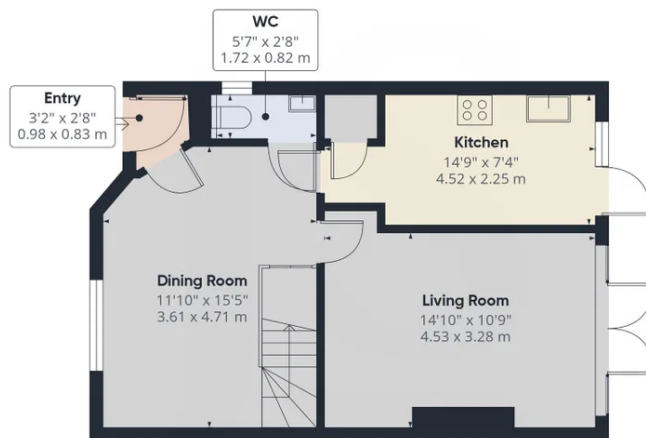
EXTERNAL

To the front of the property, there is a grey slate driveway providing off-road parking, with an additional area laid to lawn. A shared driveway leads to the garage, which is fitted with an up-and-over door. A side gate provides convenient access to the rear garden. The south-facing rear garden is predominantly laid to lawn and features a patio area, creating an ideal space for outdoor dining and entertaining. A personal door provides direct access from the garden into the garage.

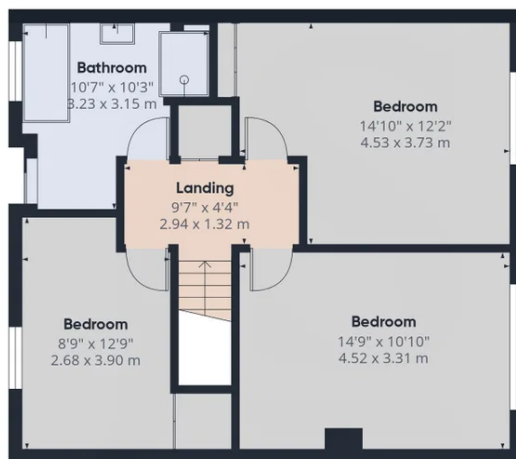
SITUATED

Situated in the highly desirable area of West Worthing, Aglaia Road is ideally located just 500 yards from the seafront and approximately 0.5 miles from the local high street, which offers a variety of amenities including convenience stores, cafés, restaurants, pharmacies, and banks. Regular bus services operate along nearby George V Avenue, while West Worthing railway station is approximately 1 mile away, providing convenient transport links.





Ground Floor



Floor 1



Approximate total area^m
1066 ft²
99 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(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.