



10 Guildford Road

Worthing, BN14 7LL

Guide price £375,000

Freehold Council Tax Band

A beautifully presented and bright three-bedroom terraced home situated within this popular residential location. The property offers spacious and well-balanced accommodation throughout, making it an ideal choice for families, first-time buyers or those looking to upsize.

In brief, the accommodation comprises a composite front door opening into a welcoming and spacious entrance hall, complete with a useful understairs storage cupboard. To the front of the property is a bay-fronted lounge which flows seamlessly into the dining room, creating an excellent open-plan living and entertaining space. From here there are pleasant views over the south-facing rear garden, allowing plenty of natural light to flood the room.

The kitchen has been fitted with a modern range of units and incorporates some appliances, providing a practical yet stylish space for day-to-day living.

To the first floor, a spacious landing provides access to the loft space and leads to three well-proportioned bedrooms. Bedroom one is a generous bay-fronted room with fitted wardrobes, while bedroom two benefits from an attractive focal fireplace. The third bedroom is ideal as a single bedroom, nursery or home office. Completing the accommodation is a modern refitted bathroom featuring both bath and shower facilities, together with a WC and wash hand basin set within an attractive vanity unit.

Externally, the front of the property has been laid to brick block paving, providing off-road parking for two vehicles. The south-facing rear garden is a particular feature, being predominantly laid to lawn with areas of decking ideal for outdoor seating and entertaining. Mature trees and shrub-lined borders create a pleasant and private setting, and there is also a gate providing useful rear access.

Guildford Road is a convenient and well-regarded location, particularly for commuters, with West Worthing mainline railway station within easy reach.





Double glazed composite door to:

Spacious Entrance Hall  
10'4 x 5'5 (3.15m x 1.65m)

Bay fronted lounge  
13 x 12 (3.96m x 3.66m)

Dining Room  
11'2 x 10'2 (3.40m x 3.10m)

Modern Fitted Kitchen  
12'6 x 6'10 (3.81m x 2.08m)

First Floor Landing

Bedroom One  
13'3 x 10'6 (4.04m x 3.20m)

Bedroom Two  
11'3 x 9'11 (3.43m x 3.02m)

Bedroom Three  
6'6 x 8'9 (1.98m x 2.67m)

Modern fitted bath & shower  
room  
6'9 x 8'1 (2.06m x 2.46m)

Off Road Parking

South Facing Garden



Floor Plan



Viewing

Please contact our Broadwater Office on 01903 958282 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

