



New Road, Worthing, BN13
£375,000



Property Type: Detached House

Bedrooms: 2

Bathrooms: 1

Receptions: 2

Tenure: Freehold

- Detached House
- Two Double Bedrooms
- Spacious Lounge & Dining Room
- Fitted Kitchen
- Utility Room
- Bathroom & Ground Floor WC
- Driveway And Garage
- South Facing Rear Garden
- Close To Tesco Extra Super Store
- Located On Bus Route

We are delighted to present this impeccably maintained detached home, offering a perfect blend of comfort and practicality. The property features two generous double bedrooms, a spacious modern bathroom, a well-appointed fitted kitchen with adjoining utility room, a convenient ground floor WC, and bright, versatile living spaces including a lounge and separate dining room. Externally, the home benefits from ample off-road parking, a detached garage, and a beautifully presented south-facing rear garden, ideal for enjoying outdoor living. Ideally located close to local shopping amenities and positioned along a convenient bus route, this property offers both comfort and excellent connectivity.





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INTERNAL

The front door opens into a welcoming entrance hall, providing access to all ground floor accommodation, with stairs rising to the first floor. To the front of the property is a bright and spacious lounge, enhanced by a charming bay-fronted window. Leading off the entrance hall is the modern fitted kitchen, which is well-equipped with a range of wall and base units, a built-in oven with gas hob, intergrated dishwasher, sink with drainer, and useful under-stairs storage. A door from the kitchen leads into the utility room, which offers space and plumbing for a washing machine and tumble dryer, along with an additional sink. The utility room also provides access to the side of the property and opens into the dining room. The dining room is a fantastic space for entertaining, featuring double doors that open out onto the south-facing rear garden. To the first floor, the property offers two well-proportioned double bedrooms and a spacious bathroom, fitted with a corner shower, wash hand basin, and WC.

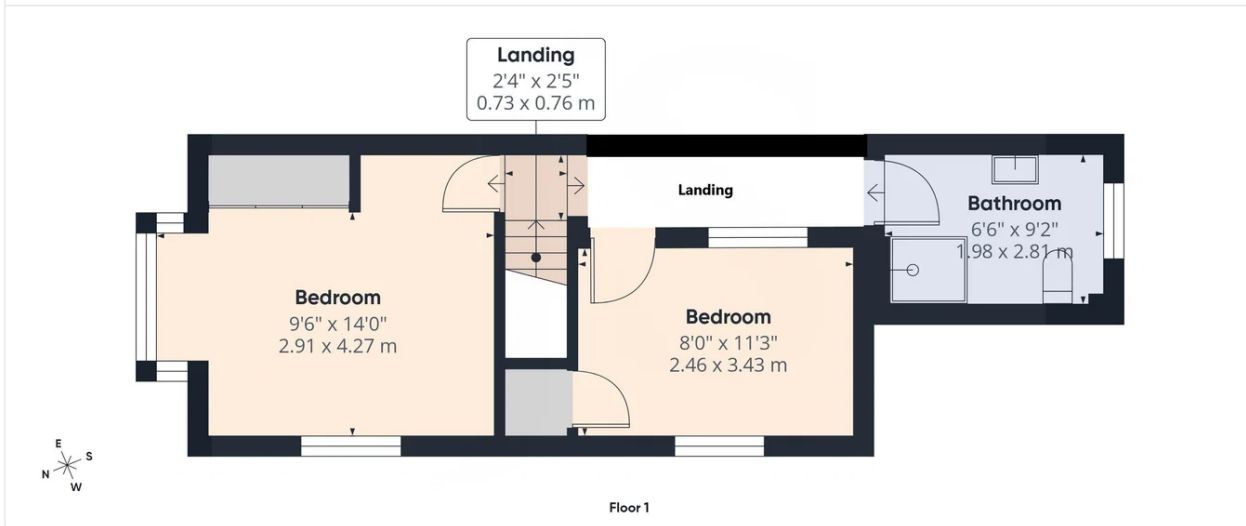
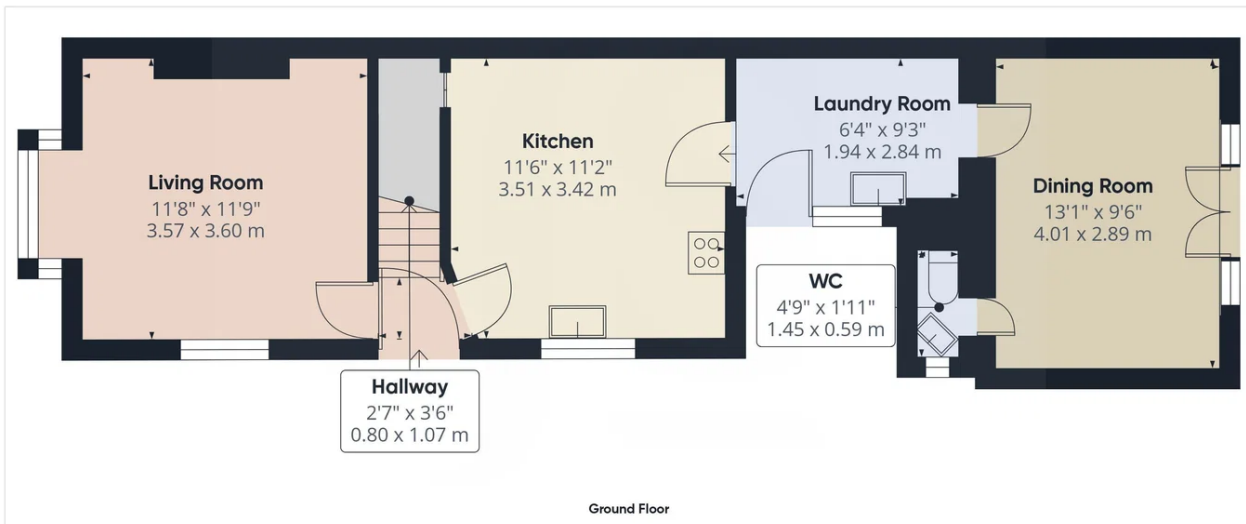
EXTERNAL

To the front of the property, there is ample off-road parking, with a driveway leading to the detached garage. The rear garden enjoys a desirable south-facing aspect and is mainly laid to lawn, providing an ideal space for outdoor relaxation and entertaining.

SITUATED

Situated in a popular residential area, the property enjoys convenient access to a wide range of local amenities. A Tesco superstore is located approximately 0.6 miles away, with further shops and services along Salvington Road within half a mile. Worthing Leisure Centre is approximately one and a half miles away. The property also offers easy access to the A27, while Worthing town centre—providing comprehensive shopping facilities, restaurants, pubs, cinemas, theatres, and leisure amenities—is located approximately three and a quarter miles away. Durrington-on-Sea railway station is around one and a half miles away, and regular bus services run nearby. Walking distance from several local junior and high schools and a five minute walk from pond lane park.





Approximate total area⁽¹⁾
823 ft²
76.5 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



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.

