



JAMES&JAMES
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14 Guildford Road

, Worthing, BN14 7LL

Guide price £425,000

Freehold Council Tax Band C



For the first time in over 60 years, we are delighted to bring to market this CHAIN FREE extended family home located within a popular residential position in Worthing.

The accommodation comprises entrance hall, bay fronted living room with sliding doors opening into the dining room and a further reception area with fitted kitchen units. The kitchen offers breakfast bar seating, a range of base and eye level units, a w/c with wash hand basin and door leading to the garden.

To the first floor, there are three bedrooms, two of which are generous doubles, along with a spacious family bathroom featuring both bath and separate shower.

The property does require modernisation but offers excellent potential, spacious accommodation and is presented in clean decorative order throughout.

Externally, the front of the property provides a paved driveway offering useful off road parking, along with secure double gates leading to a large garage with personal door. To the rear is a low maintenance garden with patio seating area and shingled sections.

Situated in Guildford Road the property is conveniently located close to West Worthing railway station which gives great links to most major towns and cities. Buses also serve the area, and Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities, bars and cafés is approximately two miles distance.

Entrance Hall

Bay Fronted Living Room 11'10 x 12'7 (3.61m x 3.84m)





Dining Room
11" x 10" (3.35m x 3.05m)

Fitted Kitchen
12'2 x 7" (3.71m x 2.13m)

Reception/Kitchen
8'6 x 8'4 (2.59m x 2.54m)

W/C

Stairs To First Floor

Bedroom One
13'2 x 10'3 (4.01m x 3.12m)

Bedroom Two
11'1 x 10'1 (3.38m x 3.07m)

Bedroom Three
8" x 6'7 (2.44m x 2.01m)

Family Bathroom
7'1 x 8'6 (2.16m x 2.59m)

Large Garage With Power & Light
30" x 7'11 (9.14m x 2.41m)



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

Area Map



Energy Efficiency Graph

