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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



50 Lincoln Road, Worthing, BN13 1BG

Guide price £450,000

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# 50 Lincoln Road

, Worthing, BN13 1BG

- Five bedrooms
- Modern 19ft kitchen
- Double glazing
- Two bedroom annexe
- Private driveway
- Two receptions rooms
- Bathroom & additional shower room
- Gas central heating
- Secluded rear garden

We are pleased to offer for sale this spacious five-bedroom semi-detached family home located in the sought-after area of Tarring.

The property offers generous and flexible accommodation, including two reception rooms, a feature modern fitted kitchen, and a stylish family bathroom/WC.

In addition, there is a self-contained two-bedroom annexe, providing excellent potential for multi-generational living, guest accommodation, or rental income, subject to any necessary consents.

The main house benefits from double glazing and gas central heating throughout, ensuring comfort and efficiency. Upstairs, there are three well-proportioned bedrooms, while the annexe offers its own kitchen, shower room/WC, and two bedrooms, with independent access to the rear garden.

Externally, the property enjoys a secluded and well-maintained rear garden, mainly laid to lawn with attractive borders and a patio seating area, ideal for outdoor entertaining. To the front, there is a private driveway providing off-road parking and a neatly kept garden.

This impressive home offers versatile living space in a desirable location, making it ideal for families or those seeking additional independent accommodation.

Worthing Town Centre and its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately one and half miles away. The nearest station is West Worthing which is less than 1/3 of a mile away. Bus services run nearby.



Entrance porch	
Entrance hall	
Lounge	17'4 x 10'3 (5.28m x 3.12m)
Dining room	15'7 x 8'10 (4.75m x 2.69m)
Feature modern fitted kitchen	19'0 x 7'4 (5.79m x 2.24m)
Annexe accomodation	
Inner hallway	
Shower room & w/c	
Ground floor bedroom	11'9 x 7'10 (3.58m x 2.39m)
Additional ground floor bedroom	11'11 x 7'2 (3.63m x 2.18m)
Stairs to first floor landing	
Bedroom one	13'4 x 9'10 (4.06m x 3.00m)
Bedroom two	11'0 x10'0 (3.35m x3.05m)
Bedroom three	10'1 x 6'5 (3.07m x 1.96m)
Feature modern fitted bathroom & w/c	
Rear garden	
Front garden	
Private driveway	



## Floor Plans



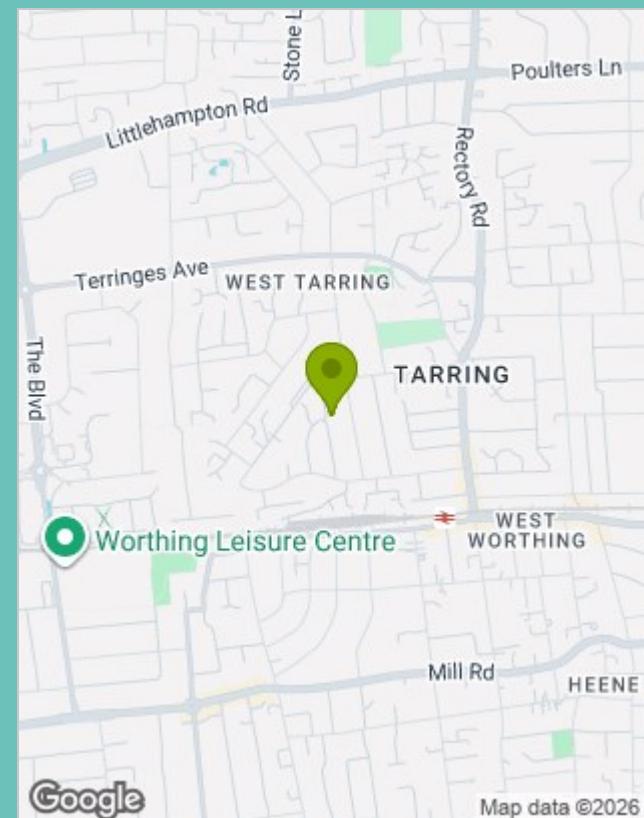
Please contact our Broadwater Office on 01903 958282

if you wish to arrange a viewing appointment for this property or require further information.

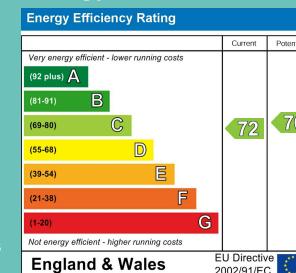
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All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations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

## Location Map



## Energy Performance Graph



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