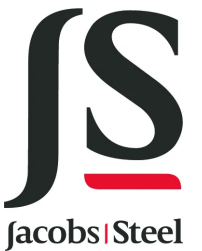




Adversane Road, Worthing, BN14 7QJ

Offers Over **£475,000**





**Property Type:** Semi Detached House

**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 2

**Tenure:** Freehold

**Council Tax Band:** D

- Semi Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Substantial Rear Garden
- Ground Floor W.C
- Ample Off Road Parking & Garage
- Good School Catchment
- Close To Local Shops, Amenities & Mainline Train Station
- No Ongoing Chain

We are delighted to offer for sale this spacious and rarely available semi detached family home, situated in the highly sought after Thomas A Becket catchment close to local shops, amenities and mainline train station. The property boasts three bedrooms, two reception rooms with access to a rear sunroom, modern fitted kitchen, family bathroom, ground floor w/c, large rear garden, ample off road parking with garage and sold with no ongoing chain.





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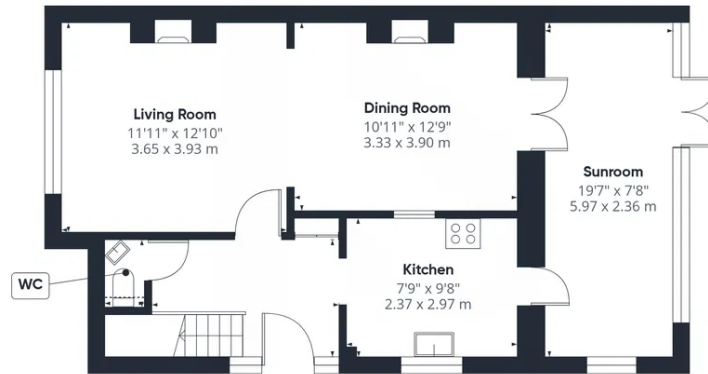
**Internal** The covered front door opens into a welcoming entrance hall, which provides access to all ground floor rooms, the staircase to the first floor, and a convenient space for coats and shoes. At the front of the house is a dual-aspect, south-facing living and dining room, with the living area measuring a generous 11'11" x 12'10" and the dining area 10'11" x 12'9". These spaces can be enjoyed as one large open-plan room or arranged to create two distinct areas. Running parallel to the dining room is the kitchen, fitted with a range of shaker-style wall and floor units and offering ample space for multiple white goods. To the rear, the sun room spans the full width of the property and enjoys direct views over the mature rear garden. A ground floor WC is conveniently located beneath the stairs. The first floor comprises three bedrooms, including two doubles and a third bedroom that comfortably accommodates a generous single bed. Completing the accommodation is the family bathroom, which is fitted with a three-piece suite comprising a bath with shower over, WC and hand wash basin.

**External** The front of the property offers ample off road parking, which is accessed via a dropped kerb and leads to the detached garage at the rear. The substantial rear garden has been predominantly laid to lawn with various planted borders and shrubbery.

**Situated** In the highly sought after Thomas A Becket catchment area and within walking distance to Broadwater shops. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately two miles away. The nearest station is West Worthing and Worthing mainline both approximately one mile away. Bus services run nearby.

**Council Tax Band D**





Ground Floor



Floor 1



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Whilst we endeavour to make our property 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.