



Thames Way, Worthing, BN13 3LA

Offers Over **£400,000**



Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Semi Detached House
- Three Double Bedrooms
- Fourth Double Bedroom/ Dressing Room
- Refitted Shower Room
- Kitchen/Breakfast Room
- Spacious Lounge/Diner
- Conservatory
- Ground Floor W.C
- South Facing Rear Garden
- Off Road Parking & Garage

A well presented and spacious three/four bedroom semi detached house with large lounge/diner, kitchen/breakfast room and conservatory. Viewing essential.





Internal

The property welcomes you via a spacious front porch and entrance door into a spacious hallway, complete with built-in storage and access to a convenient ground floor cloakroom. Glazed double doors open into a generous living and dining area, offering an ideal space for both relaxing and entertaining, with further doors leading through to the conservatory. The kitchen is well-proportioned and easily accommodates a breakfast table and chairs. It also benefits from direct access to the conservatory, with one end features a practical utility area with space for a washing machine and tumble dryer.

Upstairs, the property offers three well-sized double bedrooms. The principal bedroom further benefits from an adjoining dressing room, which could alternatively serve as a fourth bedroom or home office. The shower room has been recently updated and features a modern, stylish suite.

External

To the front, the property benefits from a paved driveway providing off-road parking for two vehicles, which in turn leads to the garage.

The rear garden enjoys a highly desirable south-facing aspect and has been designed for low maintenance. It features a patio area ideal for outdoor seating and entertaining, alongside an artificial lawn bordered by well-stocked flower beds.

Location

Thames Way is located in the sought-after Fleetwing area of Worthing, offering excellent access to the A27 and local amenities. Nearby Salvington Road provides a range of shops and services, with a Tesco Superstore just over three-quarters of a mile away. Worthing town centre—with its vibrant mix of shopping, dining, entertainment, and leisure facilities—is approximately 3.6 miles away. Well-served by local bus routes, this location combines the best of suburban peace with convenient connectivity.





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.