JAMES&JAMES
ESTATE AND LETTING AGENTS

t: 01903 958770
e: salesenquiries@jamesandjamesea.co.uk
119 | George V Avenue | Worthing | BN11 5SA

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30 Valencia Road

, Worthing, BN11 4QD

Guide price £425,000

Freehold Council Tax Band D

4 2 2 D

We are delighted to offer for sale this attractive character family home, enviably positioned within the popular area of West Worthing.

The accommodation comprises a storm porch leading into a grand entrance hall, with access to the bay fronted living room, additional family room and dining room. To the rear is a spacious openplan kitchen/breakfast room, providing an excellent social and family space with doors opening directly onto the rear garden.

To the first floor, there are three generous double bedrooms, with the main bedroom benefiting from an en suite shower room, together with a further single bedroom and family bathroom.

Externally, the front of the property is approached via a low maintenance driveway providing off road parking for two vehicles. The rear garden is predominantly laid to lawn, with a raised decked seating area and a large garden cabin/store, providing useful additional outdoor space.

The property further benefits from double glazing, gas fired central heating and a wealth of original character features throughout.

Internal viewing is considered essential to fully appreciate the overall size, character and potential this attractive family home has to offer.

Situated in Valencia Road, the nearest mainline railway station is West Worthing being just a short distance away providing fantastic links to most major towns and cities. Local shops serve the area along with buses. Worthing town centre with it's pedestrianised shopping facilities is approximately two miles distance.

Storm Porch

Entrance Hall

Bay Fronted Living Room
13'7 x 12'2 (4.14m x 3.71m)

Family Room
11'1 x 10'8 (3.38m x 3.25m)

Dining Room
13'7 x 11'11 (4.14m x 3.63m)

Kitchen
13'7 x 6" (4.14m x 1.83m)

Kitchen/Breakfast Room
15'10 x 8'7 (4.83m x 2.62m)

Stairs To First Floor

Bedroom
17'1 x 11'11 (5.21m x 3.63m)

En-Suite Shower Room

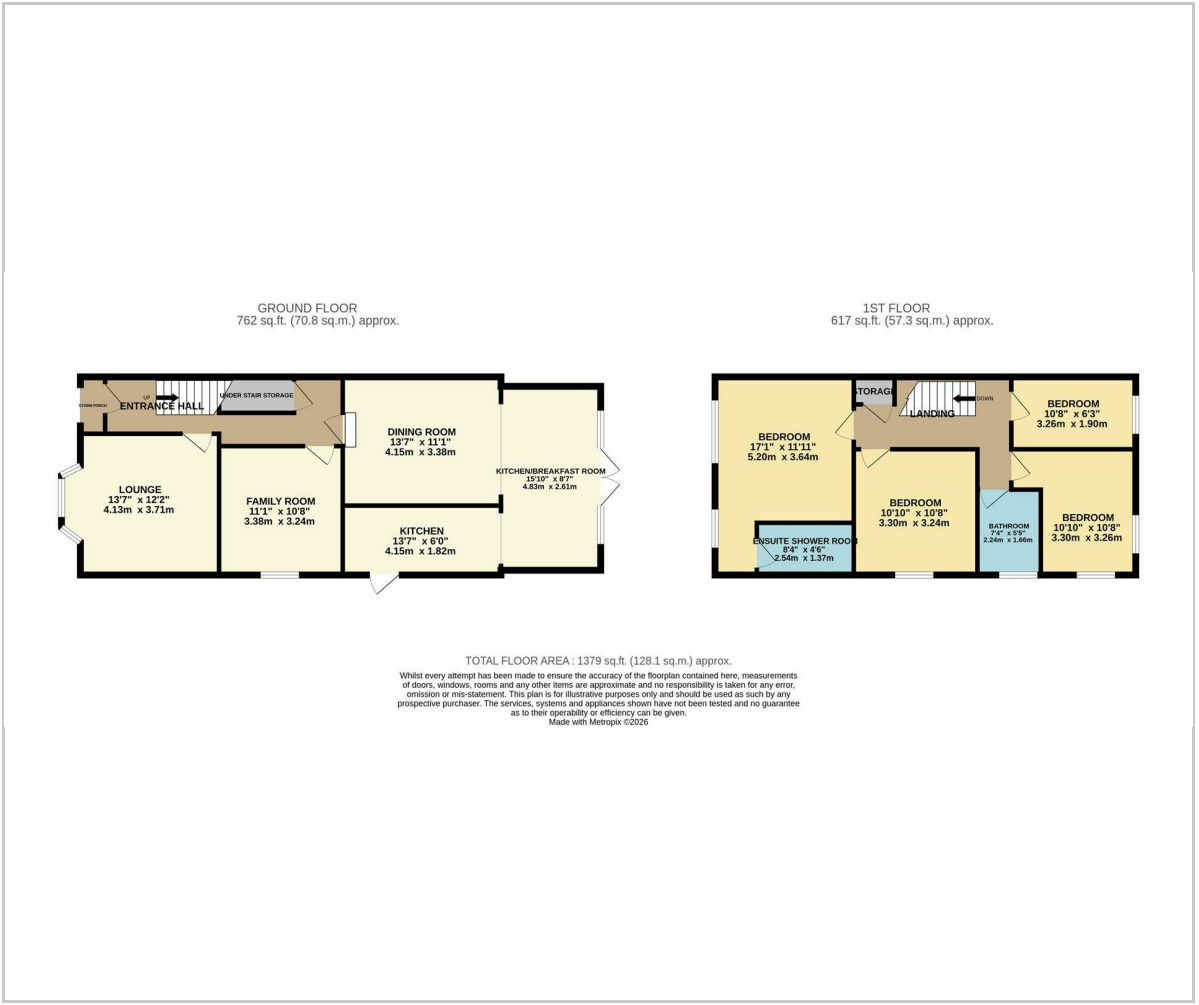
Bedroom
10'10 x 10'8 (3.30m x 3.25m)

Bedroom 10'10 x 10'8

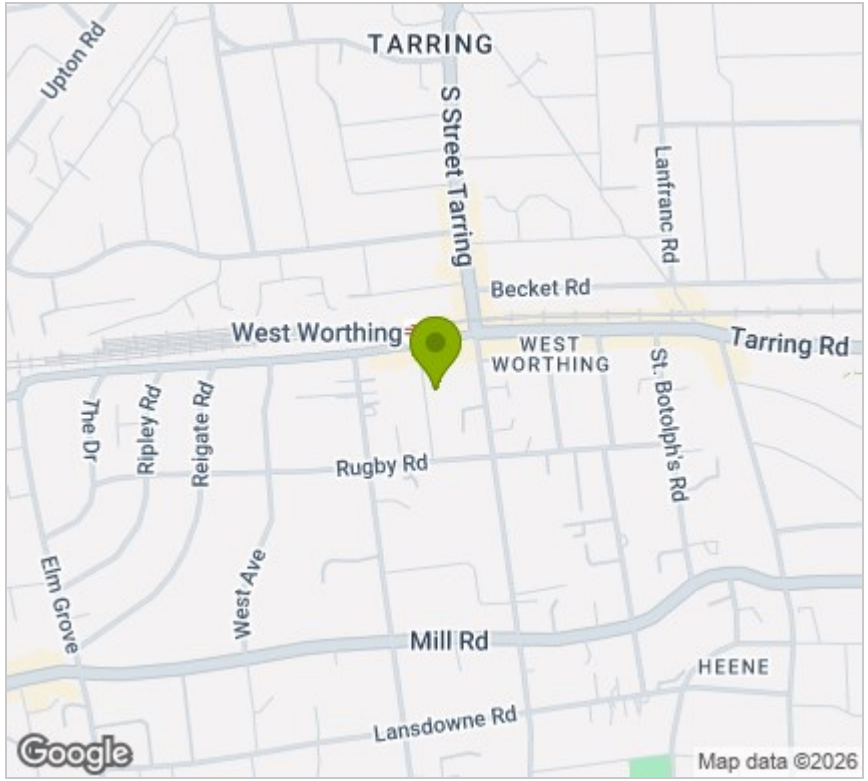
Bathroom

Bedroom
10'8 x 6'3 (3.25m x 1.91m)

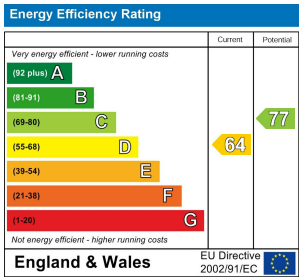
Floor Plan

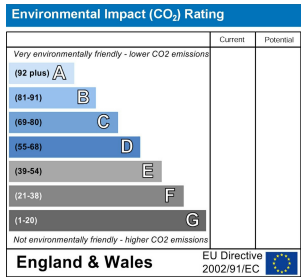


Area Map



Energy Efficiency Graph





Viewing

Please contact our Worthing Office on 01903 958770
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 firms 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.

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