



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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20 Anscombe Road

, Worthing, BN11 5EN

Offers in excess of £275,000

Leasehold Council Tax Band C



A private front door opens into a welcoming entrance hall, with stairs rising to the first-floor landing providing access to all principal rooms. The impressive South & West-facing lounge/diner enjoys delightful sea views and being a generous size, creates a wonderfully light and airy space with ample room for both relaxing and entertaining.

Opposite, the contemporary kitchen is fitted with a sleek range of handleless wall and base units, complemented by an integrated oven with gas hob and space and plumbing for white goods. All three bedrooms are well-proportioned doubles, with the principal bedroom benefiting from a large built-in wardrobe. Completing the accommodation is the modern bathroom, fitted with a stylish white suite comprising a bath with shower over, WC, and wash hand basin.

The property is set within well-maintained communal gardens to the front, mainly laid to lawn with mature planted borders. To the rear, an external staircase provides access to the kitchen. There is also an outside storage cupboard.

Situated on a popular and peaceful residential road, the property lies less than 150 metres from West Worthing seafront. Excellent bus routes operate nearby along West Parade, while West Worthing High Street, offering a variety of coffee shops, convenience stores, pharmacies and banks, is approximately 0.5 miles away. Worthing town centre, with its comprehensive range of shops, restaurants and theatres, is around 1.5 miles distant.

Lease years remaining - 169  
Service charge - £1016pa  
Ground rent - Peppercorn





Stairs to first floor landing

Kitchen  
9'3 x 8'7 (2.82m x 2.62m)

Lounge/diner  
15'10 x 12'10 (4.83m x 3.91m)

Bedroom one  
11'0 x 14'11 (3.35m x 4.55m)

Bedroom two  
11'0 x 14'4 (3.35m x 4.37m)

Bedroom three  
7'10 x 10'10 (2.39m x 3.30m)

Family bathroom

## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

