



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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76 The Drive

, Worthing, BN11 5LN

Guide price £400,000

Freehold Council Tax Band C



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This beautiful family home offers an abundance of character and space, and is located within an extremely convenient and popular position of West Worthing.

The accommodation comprises, spacious entrance hall through to lounge with box bay window, stunning kitchen/breakfast room with access to rear garden and a further reception room.

To the first floor, there are three bedrooms, two of which are good size doubles with the main benefiting from fitted wardrobes and a recently re fitted bathroom.

Externally to the rear, there is a private garden which is predominately laid to lawn with raised decking seating area and access to useful garden store. To the front there is low maintenance shingled garden with shared side access.

Situated in The Drive, the property is ideally located just a short walk from West Worthing mainline railway station giving great links to most major towns and cities. Local shops can be found nearby in West Worthing, and Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities is approximately two mile distance.

### Spacious Entrance Hallway

### Box Bay Lounge 13'11 x 13" (4.24m x 3.96m)





Modern Fitted Kitchen/Breakfast Room

12' x 10'6 (3.66m x 3.20m)

Reception Room

11'10 x 4'6 (3.61m x 1.37m)

Bedroom One With Fitted Wardrobes

13'11 x 12'10 (4.24m x 3.91m)

Bedroom Two

11'11 x 11'9 (3.63m x 3.58m)

Bedroom Three

8'7 x 5'4 (2.62m x 1.63m)

Re Fitted Family Bathroom

Private Rear Garden

Garden Store

Off Road Parking

No Forward Chain



