

Littlehampton Road, Worthing

Freehold - Offers In Excess Of £550,000



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Key Features

- Detached three-bedroom family home
- Spacious and versatile accommodation throughout
- Two generous reception rooms
- Fitted kitchen with garden access
- Family bathroom and separate WC
- Large double-length garage with workshop area
- Attractive rear garden with lawn, patio and decking
- Ample off-road parking for multiple vehicles
- Popular Salvington location close to amenities, transport links and schools
- Council Tax Band E | EPC Rating D

We are delighted to offer this well-proportioned three-bedroom detached family home in the popular Salvington district of Worthing. The property features two generous reception rooms, a fitted kitchen, three bedrooms, a family bathroom and a separate WC. Outside, there is a large double-length garage with workshop space, a generous rear garden with lawn, patio, and a charming pond, and ample off-road parking to the front. There is potential to extend, subject to the necessary planning consent, allowing for further adaptation to suit a growing family.

Conveniently located close to local shops, excellent transport links, and highly regarded schools, this property offers comfortable and versatile family living in a sought-after area.

The property is approached via a welcoming entrance hall with useful understairs storage. The spacious lounge enjoys excellent natural light and provides direct access to the garden, creating a comfortable and inviting living environment. A separate dining room offers further versatile reception space, ideal for both everyday family life and entertaining.

The fitted kitchen comprises a range of matching wall and base units, generous work surfaces, space for appliances, and direct access to the rear garden.

Upstairs, the property offers three well-proportioned bedrooms served by a family bathroom with modern white suite and a separate WC.

Externally, the home provides a generous rear garden featuring patio areas, lawn, mature planting and a raised decking area, perfect for outdoor relaxation. The front of the property offers extensive off-road parking and access to the double-length garage with workshop space.



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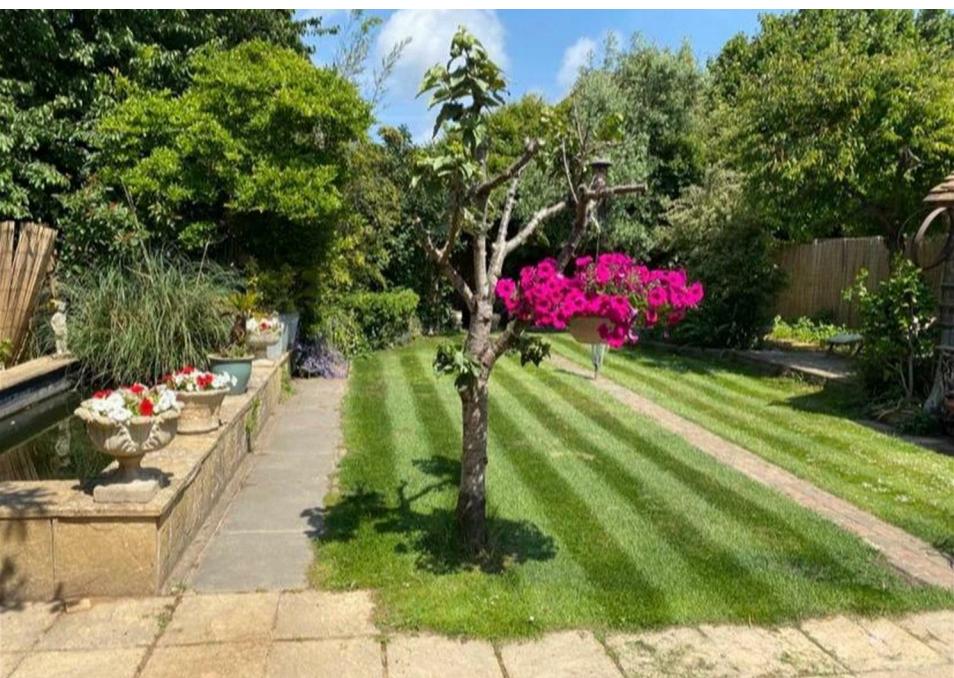
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Floor Plan Littlehampton Road



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	66	79
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C	59	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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