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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



9 St. Thomas's Road, Worthing, BN14 7JW

Guide price £425,000

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9 St. Thomas's Road

, Worthing, BN14 7JW

- Extended Family Home
- Stunning Kitchen/Diner
- Family Bathroom
- Double Glazing & Gas Fired Central
- Shingled Driveway
- Three Bedrooms
- Bay Fronted Living Room
- Beauitfully Presented Throughout
- West Facing Rear Garden
- Popular Residential Location

We are delighted to offer for sale this superb extended family home, ideally located within a short stroll of the ever popular Tarring Village and its excellent range of shops, amenities and local facilities.

The accommodation comprises an entrance porch leading into a stylish tiled entrance hall, with access to the bay fronted living room with original floorboards. To the rear of the property is a particularly impressive kitchen/dining room, fitted with a stunning shaker style kitchen, Quartz central island, providing an excellent space for both everyday family life and entertaining. A separate cloakroom/WC completes the ground floor.

To the first floor, there are two generous double bedrooms, a further single bedroom and a modern fitted family bathroom with a white suite.

Externally, the front of the property benefits from a shingled driveway providing off-road parking, together with a useful bin store and raised sleeper planter. To the rear is a delightful, private west facing garden, featuring a paved patio seating area, raised beds, mature trees and shrubs, and side access.

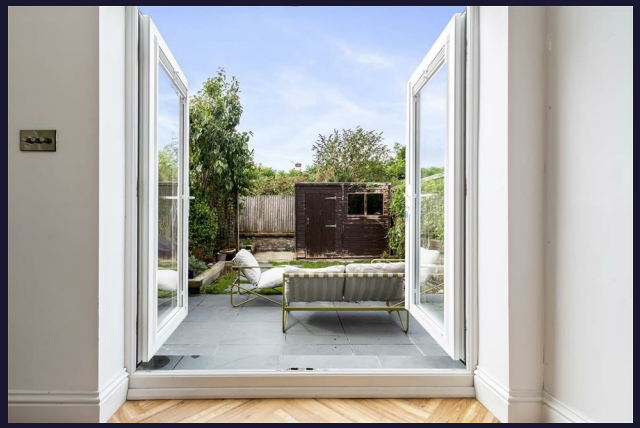
Further benefits include double glazing, gas fired central heating and the property is presented in very good order throughout. An excellent family home in a highly sought after location, internal viewing is highly recommended to fully appreciate the accommodation on offer.

Situated in St. Thomas's Road, the property is ideally located close to West Worthing mainline railway station which gives great links to most major towns and cities. Buses also serve the area. Worthing town centre with its more comprehensive range of pedestrianised shopping facilities, bars and restaurants is approximately two miles distance.





Porch	
Entrance Hall	
Bay Fronted Living Room	14'8 x 10'8 (4.47m x 3.25m)
Stunning Kitchen/Diner	22" x 15'3 (6.71m x 4.65m)
Cloakroom	
Stairs To First Floor	
Bedroom One	15'2 x 9'9 (4.62m x 2.97m)
Bedroom Two	12'9 x 9'8 (3.89m x 2.95m)
Bedroom Three	8'7 x 5'8 (2.62m x 1.73m)
Family Bathroom	
Attractive West Facing Rear Garden	
Shingled Driveway	















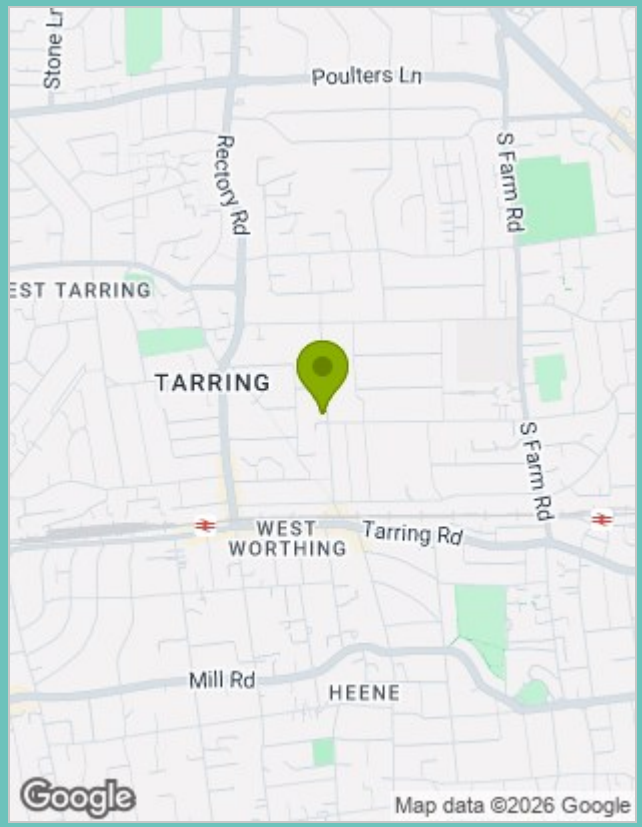




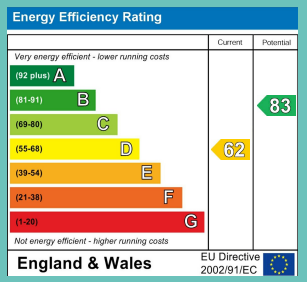
Floor Plans



Location Map



Energy Performance Graph



Please contact our Broadwater Office on 01903 958282
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.