



JAMES & JAMES
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



45 Woodlea Road, Worthing, BN13 1BP

Guide price £650,000





45 Woodlea Road

, Worthing, BN13 1BP

- Imposing Family Home
- Five Bedrooms
- Bay Fronted Living Room
- Family Bathroom & Ground Floor Shower Room
- West Facing Garden
- Versatile Accommodation
- Three Reception Rooms
- Annex Potential
- Utility Room
- Driveway & Garage

We are delighted to offer for sale this substantial, well extended family home, providing spacious and versatile accommodation, perfectly positioned within highly sought after Tarring Village.

The accommodation comprises an entrance porch opening into a welcoming hallway, a bright bay fronted living room, generous breakfast room leading through to fitted kitchen with a range of base and eye level units. There is also a further reception room on the ground floor which leads to a double bedroom featuring patio doors to the garden, in addition to a well appointed shower room, providing ideal annex potential.

To the first floor, there are four further bedrooms, several benefiting from fitted wardrobes, together with a family bathroom complete with shower over bath.

Further features include double glazing, gas fired central heating, and the property is being offered for sale with no onward chain.

Externally, the property enjoys a low maintenance front garden leading to a private driveway and garage (with workshop area) with electric roller door. To the rear, there is a secluded west facing garden laid to paving, bordered by attractive walled planters, mature trees, and established shrubs.

While the property would now benefit from some modernisation, it retains a wealth of original character and offers exceptional potential to create a truly stunning family home.

Situated in the desirable Tarring Village, this property is ideally located for those looking for a tranquil yet well-connected place to call home. The property is within easy reach of several sought-after schools, a variety of local shops, cozy cafés, and traditional pubs. A short distance to West Worthing Mainline Rail Station, offering direct routes to Brighton, London, and beyond, ideal for commuters.



Spacious Entrance Hall

Bay Fronted Living Room 13" x 13'6 (3.96m x 4.11m)

Fitted Kitchen 11'6 x 6'5 (3.51m x 1.96m)

Reception/Breakfast Room 12'11 x 10'8 (3.94m x 3.25m)

Under Stairs Cupboard

Dining Room 18'8 x 12'2 (5.69m x 3.71m)

Ground Floor Bedroom With Patio Doors
13'2 x 12'9 (4.01m x 3.89m)

Ground Floor Shower Room 5'8 x 5'7 (1.73m x 1.70m)

Stairs To First Floor

Bedroom One With Fitted Wardrobes
13'2 x 14'3 (4.01m x 4.34m)

Bedroom Two With Fitted Wardrobes
12'11 x 9'9 (3.94m x 2.97m)

Bedroom Three 11" x 8'4 (3.35m x 2.54m)

Bedroom Four 8'6 x 6'6 (2.59m x 1.98m)

Family Bathroom 11'8 x 5'11 (3.56m x 1.80m)

Utility Room 5'8 x 5'1 (1.73m x 1.55m)

Garage With Roller Door 19'7 x 9'11 (5.97m x 3.02m)



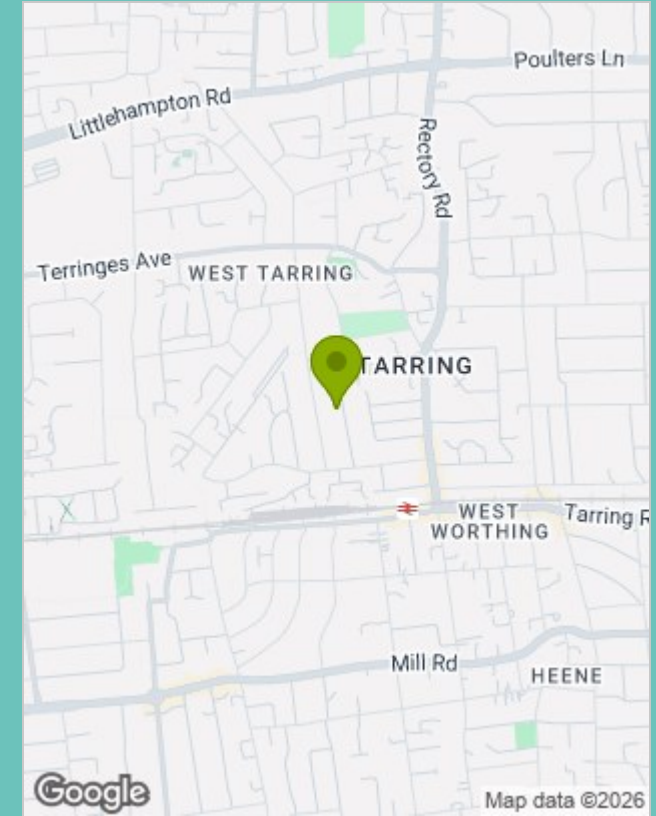


Floor Plans

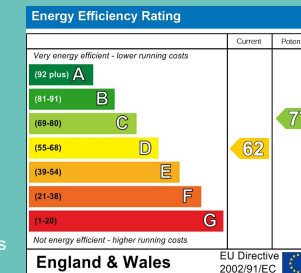
Location Map



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Graph



Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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