



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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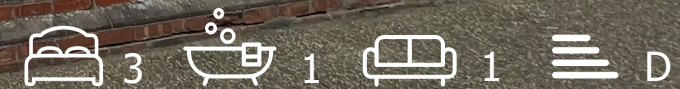
119 George V Avenue | Worthing | West Sussex | BN11 5SA

BUYING | SELLING | LETTINGS | MORTGAGE ADVICE



20 Ethelred Road  
Worthing, BN14 7LY

Guide price £500,000



## 20 Ethelred Road Worthing, BN14 7LY

**\*\*Open day - Wednesday 3rd August -  
call now to book your private viewing  
slot\*\***

James & James Estate Agents are delighted to bring to the market this superbly presented and character filled three bedroom semi-detached family home situated in the heart of Tarring.

In brief the accommodation comprises spacious entrance hall with herringbone flooring which continues throughout the ground floor, feature south facing lounge with bay window and focal fire place, with decorative ceiling and picture rail.

There is an extended kitchen/family room with central island, feature stone worktops, space for range cooker, and twin butler under mount sink, and french doors opening onto the landscaped rear garden.

To the first floor there are two double bedrooms, a very good size single bedroom and a contemporary bathroom with a 5ft bath and shower.

Outside in general there is off road parking and a garage. Situated close to West Worthing station providing fantastic links to Brighton & Hove, London, Chichester, Southampton and beyond.

In our opinion internal viewing is considered essential to appreciate the overall size, character and charm of this beautiful family home.

Spacious entrance hall





Beautiful south facing lounge  
14'10 x 13'10 (4.52m x 4.22m)

L Shape kitchen/breakfast room  
21'10 narrowing to 21'1 x 20'4  
narrowing to 7'7 (6.65m narrowing  
to 6.43m x 6.20m narrowing to  
2.31)

Stairs to first floor landing with  
access to loft



Bedroom one  
15'1 x 12'3 (4.60m x 3.73m)

Bedroom two  
15'0 x 12'0 (4.57m x 3.66m)

Bedroom three  
7'10 x 8'6 (2.39m x 2.59m)

Contemporary family bathroom  
10'10 x 7'4 (3.30m x 2.24m)



## 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.

## Area Map



## Energy Efficiency Graph

