



**JAMES&JAMES**  
ESTATE AND LETTING AGENTS

†: 01903 958770

e: salesenquiries@jamesandjamesea.co.uk

119 | George V Avenue | Worthing | BN11 5SA

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



68 Mendip Road

, Worthing, BN13 2LS

Asking price £280,000

Freehold Council Tax Band C



2



1



1



D

We are delighted to present to the market this well-maintained and nicely presented two-bedroom family home, ideally positioned in a highly sought-after location within Lower Salvington. This charming property offers a wonderful opportunity for first-time buyers, downsizers, or investors alike, with the added benefit of being offered for sale with no onward chain, ensuring a smooth and straightforward purchase.

The accommodation is well-proportioned throughout and, in brief, comprises a spacious entrance porch leading into a welcoming entrance hall, a fitted kitchen, and a bright and airy lounge featuring sliding doors that open directly onto a delightful rear garden, creating an ideal space for both relaxing and entertaining. To the first floor, there are two generous double bedrooms and a family bathroom, all presented in good order.

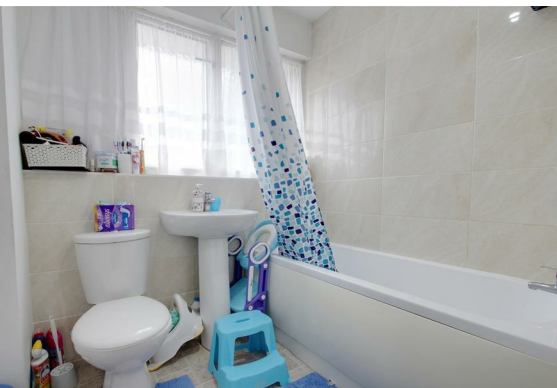
Externally, the property benefits from a feature rear garden, providing a pleasant outdoor space with potential for further enhancement, while the overall condition of the home allows a buyer to move straight in with minimal work required. In our opinion, internal viewing is highly recommended to fully appreciate the size, layout, and overall appeal of this lovely home.

Mendip Road is conveniently located with a range of local shopping facilities available nearby along Salvington Road, while a Tesco superstore is also within easy reach for more comprehensive shopping needs. For commuters, Durrington-on-Sea railway station is close by, offering excellent transport links to Brighton, London, Chichester, Southampton and beyond.

Photos for illustration purposes only.

Council Tax Band C.





Spacious Entrance Porch  
5'9 x 8'1 (1.75m x 2.46m)

Entrance Hall

Lounge/Dining Room  
17'2 x 15'1 (5.23m x 4.60m)

Fitted Kitchen  
9'3 x 8'2 (2.82m x 2.49m)

First Floor Landing

Bedroom One  
12'6 x 9'5 (3.81m x 2.87m)

Bedroom Two  
12'8 x 7'8 (3.86m x 2.34m)

Family Bathroom  
6'8 x 8 (2.03m x 2.44m)

Rear Garden

Front Garden

## Floor Plan



## Viewing

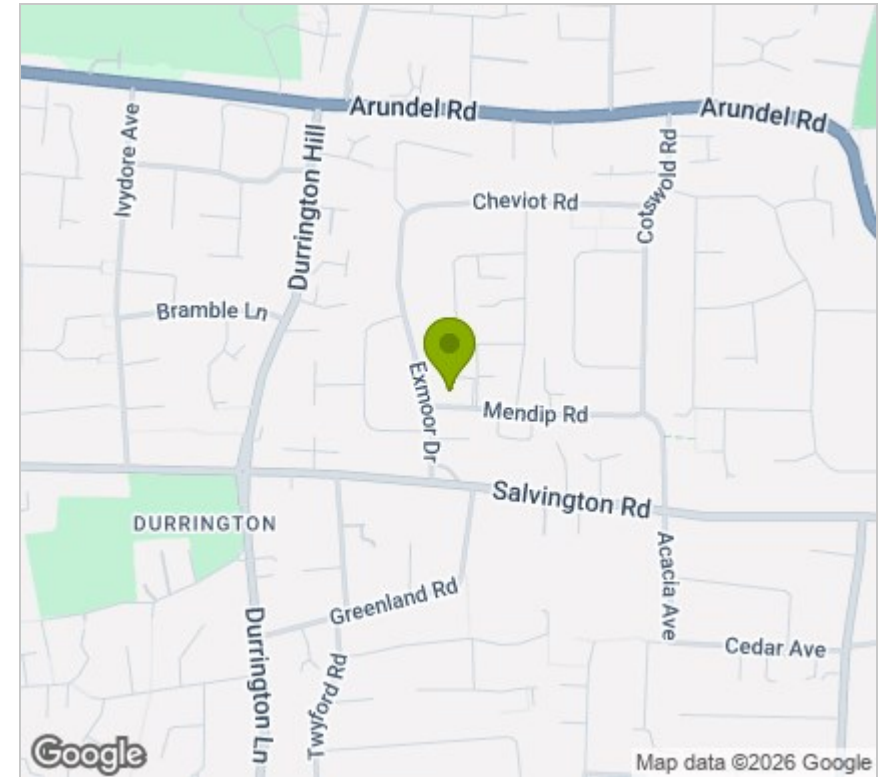
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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.

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.



## Area Map



## Energy Efficiency Graph

