



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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35 Bodmin Road

, Worthing, BN13 3HE

Asking price £425,000

Freehold Council Tax Band



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## 35 Bodmin Road , Worthing, BN13 3HE

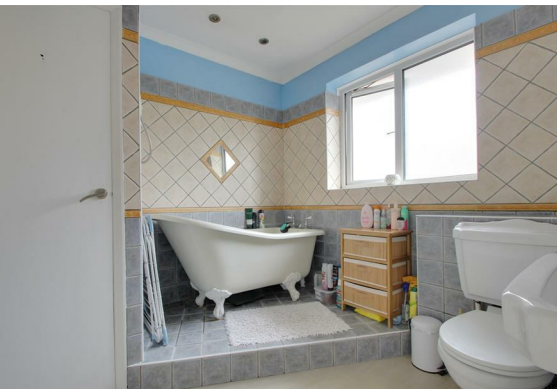
James & James Estate Agents are delighted to offer for sale this well extended & versatile family home.

This property was originally a three bedroom detached house. To adapt for an extended family the house has had various alterations to accommodate separate living quarters. This is now a property to allow new owners to create their own personalised home. Located in a sought after area with schools and travel amenities surrounding makes this a very desirable property.

In brief the accommodation comprises; Entrance hall, Lounge/diner, kitchen, conservatory, sitting room, two ground floor bedrooms and a shower room, three first floor bedrooms and a family bathroom. Outside there is a SOUTH facing rear garden, ample off road parking, a garage and store. In our opinion internal viewing is considered essential to appreciate the overall size and condition of this family home.

- \*Detached House
- \*Well extended
- \*Two Ground Floor Bedrooms
- \*Ground Floor Shower Room
- \*Conservatory
- \*SOUTH Facing Gardens
- \*Lounge & Sitting Room
- \*Garden
- \*Off Road Parking
- \*Viewing Advised





- Lounge  
16'10 x 12'9 (5.13m x 3.89m)
- Kitchen  
17'5 x 8'11 (5.31m x 2.72m)
- Conservatory  
9'7 x 8'3 (2.92m x 2.51m)
- Sitting Room  
19 x 9'3 (5.79m x 2.82m)
- Ground floor bedroom four  
11'3 x 9'1 (3.43m x 2.77m)
- Ground Floor bedroom five  
10'7 x 9'1 (3.23m x 2.77m)
- Master bedroom  
16'10 x 8'10 (5.13m x 2.69m)
- Bedroom two  
12'01 x 10'8 (3.68m x 3.25m)
- Bedroom three  
11'2 x 9'7 (3.40m x 2.92m)

## Floor Plan



## Viewing

Please contact our James & James Estate Agents 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

