



**JAMES & JAMES**  
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86 Reigate Road  
Worthing, BN11 5NE

Guide price £500,000



## 86 Reigate Road Worthing, BN11 5NE

James & James Estate Agents are delighted to bring to the market this beautifully presented and well extended four bedroom semi detached family home in one of West Worthing's most sought after locations. Positioned on the corner of Reigate Road and Rugby Road, the property is just a short walk to local schools, West Worthing station and has the benefit of being close to the Goring Road shopping parade.

In brief, the accommodation comprises to the ground floor, entrance porch, hall, cloakroom, bay fronted lounge, extended dining room/reception room, and extended kitchen dining/breakfast room. To the first floor there are four double bedrooms and a family bathroom. Externally there are side and rear gardens consisting of a decked area for seating and the remainder being laid to lawn. There is also a double garage and off road parking.

In our opinion internal viewing is essential to appreciate both the generous size and excellent presentation of this sought after family home.

- Semi Detached Family Home
- Four Double Bedrooms
- Separate Lounge
- Dining Room/Reception Room
- Open Plan Kitchen Diner/Breakfast Room
- Large Rear Garden
- Double Garage
- Off Road Parking
- Popular West Worthing Location
- Well Extended





Entrance Porch

Entrance Hall

Cloakroom

Lounge

13'10 into bay x 12'4 (4.22m into bay x 3.76m)

Reception Room

20'11 x 10'11 max (6.38m x 3.33m max)

Kitchen Diner

Kitchen Area

21 x 10'10 into bay (6.40m x 3.30m into bay)

Dining Area

13 x 11'4 (3.96m x 3.45m)

First Floor Landing

Bedroom One

13'9 x 10'10 (4.19m x 3.30m)

Bedroom Two

13'1 x 9'8 (3.99m x 2.95m)

Bedroom Three

10'10 x 8'3 (3.30m x 2.51m)

Bedroom Four

10'10 x 7'5 (3.30m x 2.26m)

Bathroom

Outside

Side & Rear Garden

Double Garage

Off Road Parking

## 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

