



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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7 Chancton View Road

West Worthing, Worthing, BN11 5JR

Guide price £500,000

Freehold Council Tax Band C



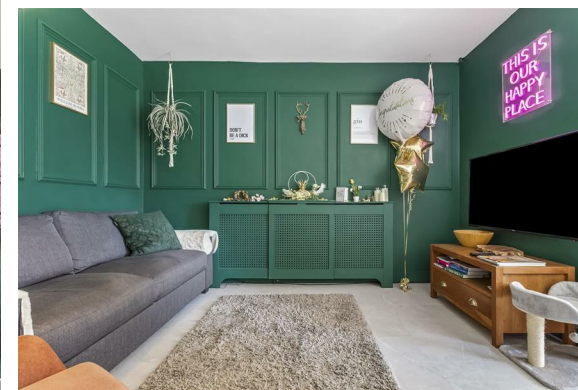
We are delighted to bring to market this substantially extended and beautifully presented four bedroom family home, occupying an enviable plot within one of West Worthing's most sought-after residential positions.

Having been thoughtfully improved by the current owners, the property offers spacious and versatile accommodation arranged over three floors, perfectly suited to modern family living.

The ground floor comprises a welcoming entrance hall leading through to a bay-fronted living room with feature electric fire, creating a cosy yet elegant reception space. To the rear of the property is undoubtedly the heart of the home; a stunning open-plan kitchen/dining/family room fitted with a comprehensive range of base and eye-level units, integrated appliances, central island and ample space for both dining and entertaining. The addition of a snug area further enhances the sociable layout, whilst a cleverly designed utility room provides practicality and additional storage.

To the first floor, there are three well-proportioned bedrooms, two of which are generous doubles, all serviced by a modern family bathroom fitted with a stylish white suite.

The second floor has been transformed into an impressive main bedroom suite, featuring a dressing area, Juliet balcony overlooking the rear garden and a contemporary shower room, creating a superb private retreat.

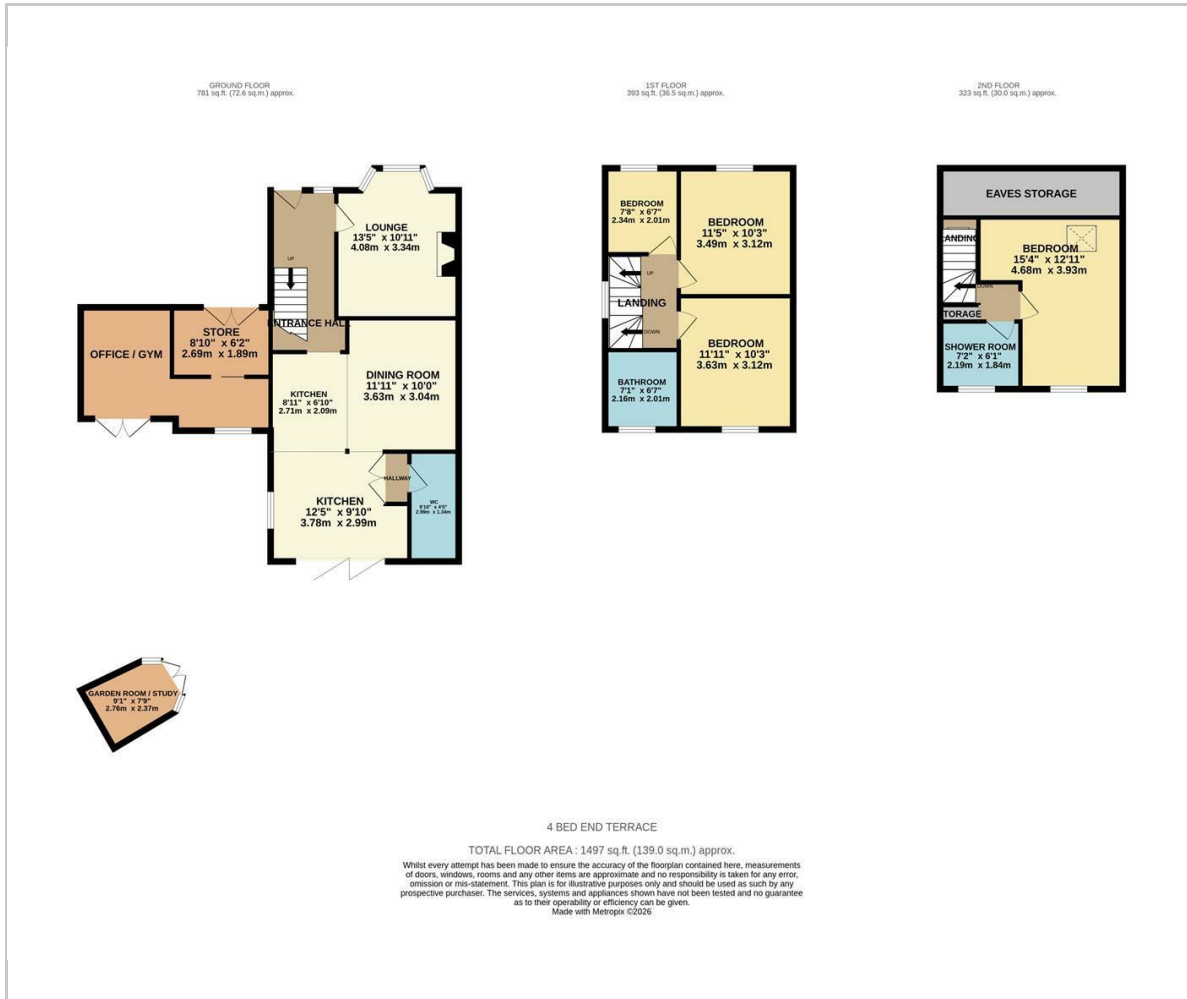




Externally, the property continues to impress. To the front, there is a block-paved driveway providing off-road parking for two vehicles, alongside gated side access leading to the front door. The beautifully landscaped rear garden is a particular feature of the home, enjoying a favoured southerly aspect with mature flower and shrub borders, an excellent artificial lawn seating area complete with bar, and two versatile garden rooms/offices ideal for home working, entertaining or hobbies, with one also benefiting from an adjoining storage area.

Situated within the ever-popular West Worthing area

## Floor Plan



## Viewing

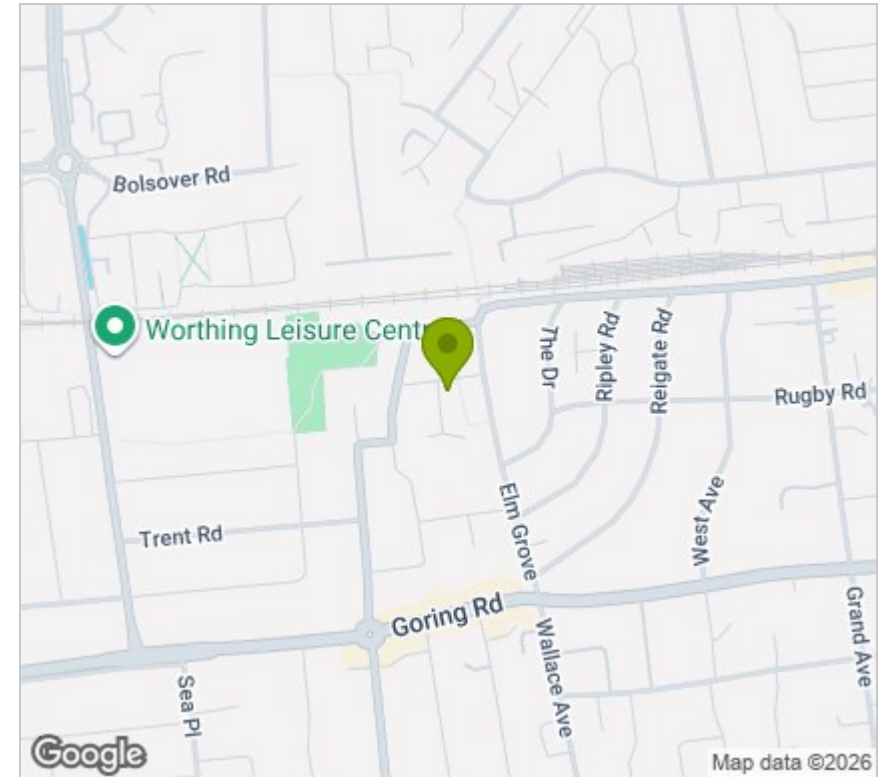
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

