



9 Nutbourne Road
Worthing, BN14 7HS

Offers in excess of £650,000

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*** Open Day Saturday 21st January
2023 Call now to book your private
viewing slot **

James & James Estate Agents are
delighted to bring to the market this
superb detached property within one of
Worthing's sought after roads. Other
benefits include WEST facing rear
garden and SELF CONTAINED ANNEX.

In brief the accommodation comprises
entrance porch, spacious entrance hall,
through lounge/diner, kitchen/diner,
and separate lounge/sitting room, with focal
log burning stove. There is a utility
room and shower room.

To the first floor there are three double
bedrooms and a family bathroom.
There is also an annex with a private
entrance boasting an annex room with
door out onto the west garden, and a
shower room.

There is ample off road parking and a
feature private west facing private
garden with a profusion of trees and
shrub lined borders.

Situated in Nutbourne Road, this
property is ideally situated for local
shopping facilities and mainline rail.
Buses also serve the area.

Council Tax Band D

Lounge/Diner
25'2 x 12'5 (7.67m x 3.78m)

Kitchen/Breakfast room
21'2 x 14'1 (6.45m x 4.29m)





Utility room

Shower & W.C.

Lounge

15'6 x 12'3 (4.72m x 3.73m)

Bedroom 4

12'4 x 10'11 (3.76m x 3.33m)

First floor landing

16'6 x 6'8 (5.03m x 2.03m)

Bedroom 1

12'1 x 16'2 (3.68m x 4.93m)

Bedroom 2

11'7 x 13'7

Bedroom 3

13'2 x 9'1 (4.01m x 2.77m)

Family bathroom & shower

Annex

Private entrance

Annex room

16'3 x 7'4 (4.95m x 2.24m)

Off road parking

Private West facing garden

Floor Plan

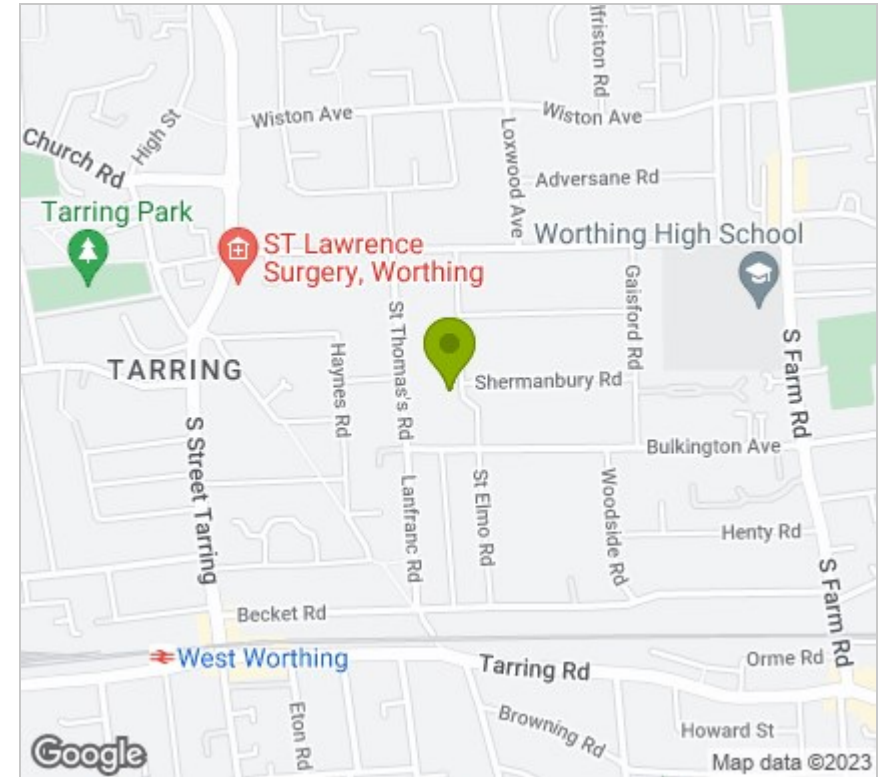


Viewing

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

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Area Map



Energy Efficiency Graph

