



3 Rugby Road
Worthing, BN11 4PT

Offers over £550,000



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James & James Estate Agents are delighted to bring to the market this fantastic, detached bungalow on a large corner plot in one of West Worthing's most sought after locations.

Situated on the corner of Rugby Road and Belsize Road, the property benefits from being a short walk to West Worthing train station (Mainline station direct to London), local shopping facilities in both Goring Road and Tarring Road and being close proximately to Worthing Town Centre and seafront.

In brief, the accommodation comprises, front door into entrance porch, entrance hall housing an airing cupboard and storage cupboard, spacious lounge/dining room with double glazed French doors onto a West facing garden, two double bedrooms, a dining room/bedroom three, fitted kitchen with access to the East facing courtyard garden, bathroom and separate wc. The property has the benefit of gas fired central heating, double glazing and also has beautifully maintained parquet flooring throughout. There is also a useful loft area accessed by a pull down ladder.

Externally, there is a beautifully maintained West facing garden, East facing courtyard garden, garage with remote control up and over door, utility room, garden store and front garden enclosed by a character flint wall with an iron gate entrance.

In our opinion, internal viewing is essential to fully appreciate the spacious accommodation, generous corner plot and beautifully presented detached residence.

- Detached bungalow
- Two/Three bedrooms
- One/Two reception rooms
- Corner Plot
- West facing garden
- East facing courtyard garden
- Refitted kitchen
- Private drive & garage with remote control up and over door
- Sought after West Worthing location
- Viewing essential





Entrance Porch

Entrance Hall

West Facing Lounge Diner
18'5 x 13 (5.61m x 3.96m)

Kitchen
12'6 x 9'2 (3.81m x 2.79m)

Bedroom One
14'7 x 13 (4.45m x 3.96m)

Bedroom Two
13'1 x 13 (3.99m x 3.96m)

Dining Room/Bedroom Three
10'7 x 7'8 (3.23m x 2.34m)

Bathroom

WC

Outside

West Facing Garden

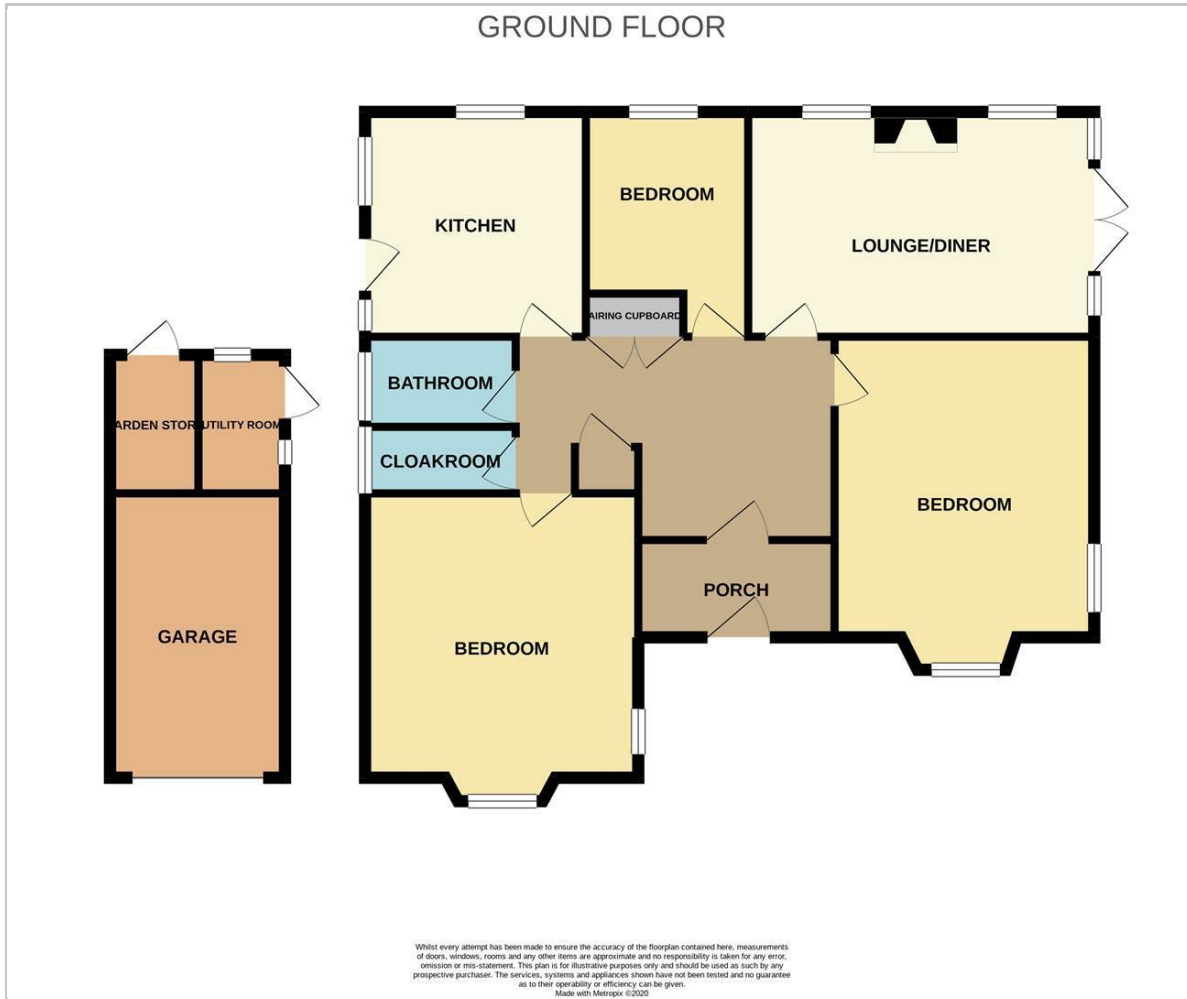
East Facing Courtyard Garden

Garage

Front Garden

Private Drive

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

