



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

t: 01903 958770

e: info@jamesandjamesea.co.uk

119 George V Avenue | Worthing | West Sussex | BN11 5SA

50B Ferring Street | Ferring | West Sussex | BN12 5JP

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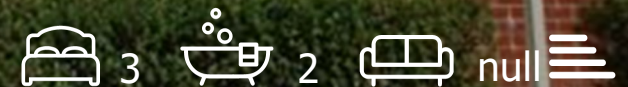


5 Overton Road

, Worthing, BN13 1FF

Offers in excess of £400,000

Freehold Council Tax Band D



We are excited to present this well-proportioned, 3-bedroom townhouse, offered with the benefit of no onward chain. Ideally located within easy reach of local shops, amenities, and Durrington train station, this property is in excellent condition throughout.

The ground floor boasts a modern fully fitted kitchen, a convenient ground floor cloakroom, and a generous lounge/dining area – perfect for family living. The first floor features two double bedrooms and a family bathroom. On the top floor, you'll find a large master suite complete with an en-suite shower room.

Outside, the property benefits from a private driveway leading to a garage/car port, along with a well-maintained enclosed rear garden.



Entrance hall

Kitchen

12'9 x 6'2 (3.89m x 1.88m)

Lounge/dining room

23'0 x 13'3 (7.01m x 4.04m)

W/c

Stairs to first floor

Bedroom two

11'0 x 13'3 (3.35m x 4.04m)

Jack & Jill bathroom

Bedroom three

9'7 x 13'2 (2.92m x 4.01m)

Stairs to third floor





Master bedroom  
27'10 x 13'2 (8.48m x 4.01m)  
En-suite shower room  
Car port  
Rear 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.

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.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



## Area Map



## Energy Efficiency Graph

