



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



2 Sackville Road

, Worthing, BN14 8BQ

Offers over £375,000

Freehold Council Tax Band



We are pleased to bring to the market a 1930's three bedroom end of terrace, family home situated in this popular residential area boasting a South facing rear garden off road parking and a garage.

In brief the accommodation comprises, UPVC double glazed front door into entrance porch with solid wood front door into entrance hall, lounge with focal fireplace, and open plan kitchen/diner with door onto UPVC double glazed conservatory. There are stairs to the first floor with access to loft space, three good sized bedrooms, and a modern fitted family shower room.

Externally, the front garden is laid to brick block paving, providing ample off road parking with areas of lawn. There is a garage with up & over door and personal door to the rear garden. The South facing rear garden is a particular feature of the property being laid predominantly to lawn with a profusion of tree and shrub lined borders.

Other benefits include double glazing and gas central heating. In our opinion, internal viewing is considered essential to appreciate the overall size and space of this lovely family home.

Situated in Sackville Road, adjacent to St Andrew's high school, local shops can be found nearby in Broadwater, and the nearest mainline railway station is Worthing, which gives great links to most major towns and cities. Buses also serve the area.

Please call the vendor's sole agents to arrange your private viewing tour.

Double glazed door into entrance porch  
7'3 x 3'10 (2.21m x 1.17m)





Entrance hall  
10'10 x 5'11 (3.30m x 1.80m)

Lounge 12'8 x 13'3

Kitchen/diner  
18'10 x 12'8 (5.74m x 3.86m)

Conservatory  
11'5 x 11'7 (3.48m x 3.53m)

Stairs to first floor landing

Bedroom one  
12'10 x 12'5 (3.91m x 3.78m)

Bedroom two  
12'6 x 10'9 (3.81m x 3.28m)

Bedroom three  
7'3 x 6'9 (2.21m x 2.06m)

Family shower room  
7'3 x 7'7 (2.21m x 2.31m)

Front garden

Off road parking

Feature South facing rear garden

Garage  
21'7 x 10'10 narrowing to 6'2  
(6.58m x 3.30m narrowing to  
1.88m)

## 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.

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## Area Map



## Energy Efficiency Graph

