

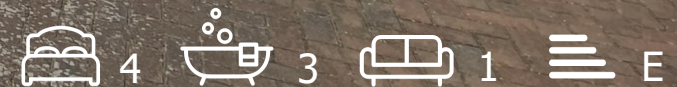


9 Nutbourne Road

Worthing, BN14 7HS

Offers in excess of £650,000

Freehold Council Tax Band D



9 Nutbourne Road Worthing, BN14 7HS

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.

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

