



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

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



65 Leigh Road

Broadwater, Worthing, BN14 9HG

Offers over £300,000

Freehold Council Tax Band B



Situated in popular Leigh Road, Broadwater, we are delighted to bring to the market this ideal starter home boasting two good size bedrooms and a nice garden.

In brief the accommodation comprises double glazed front door into entrance hall with door into bay fronted lounge and door to kitchen/breakfast room with large under stairs storage. To the first floor there are two double bedrooms and a modern family bathroom. Externally there is off road parking and a rear garden with Indian sandstone patio, and the remainder laid to lawn with a gate giving rear access.

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



Situated in Leigh Road, local shops can be found nearby. Buses also serve the area. The nearest mainline railway station is Worthing giving great links to most major towns and cities.

UPVC double glazed front door

Entrance hall

Bay fronted lounge

15'5 x 10'6 (4.70m x 3.20m)

Modern fitted kitchen/breakfast room with large un

13'7 x 8'7 (4.14m x 2.62m)

Stairs to first floor landing with access to loft





Bedroom one
11'0 x 10'8 (3.35m x 3.25m)

Bedroom two
11'7 x 6'7 (3.53m x 2.01m)

Family bathroom
7'0 x 6'0 (2.13m x 1.83m)

Off road parking

Rear garden



Floor Plan



Viewing

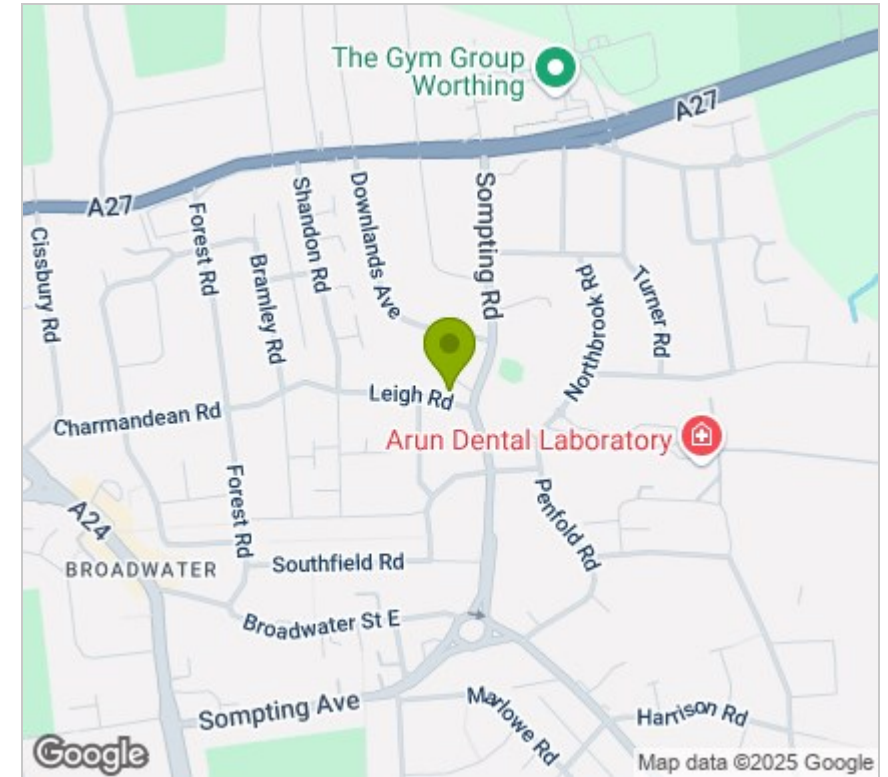
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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

