



**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



67 Elm Grove

West Worthing, Worthing, BN11 5LH

Guide price £400,000

Freehold Council Tax Band C



C

A simply beautiful extended three bedroom end of terrace house in this extremely convenient and highly popular residential location.

In brief, the accommodation comprises a double glazed composite front door into entrance hall. beautiful bay fronted lounge, extended kitchen/diner with the kitchen area boasting an extensive range of fitted cupboards and drawers, with integrated appliances. There is a large utility cupboard and ground floor WC. From the kitchen/dining room are French doors and casement windows opening onto the landscape garden.

To the first floor are three good sized bedrooms and a modern family bathroom. There is a front garden. The rear garden is a particular feature of the property with a large area of decking, artificial lawn, and borders arranged for easy maintenance. The garden is enclosed by timber fencing. There is also side access.

Other benefits include gas central heating and double glazing, and in our opinion internal viewing is considered essential to appreciate this stunning family home. Situated in Elm Grove, the property is just a short walk, From the comprehensive shops, bars and restaurants in Goring Road. Equally West Worthing mainline railway station is just a short distance, and this gives great access to most major towns and cities. Regular buses also serve the area. Cool now for your chance to view.





Composite front door into spacious entrance hall  
15'1 x 5'4 (4.60m x 1.63m)

Bay fronted lounge  
13'5 x 10'7 (4.09m x 3.23m )

Extended kitchen/dining room  
18'2 x 16'5 narrowing to 11'4  
(5.54m x 5.00m narrowing to 3.45m)

Large utility cupboard

Ground floor WC

Stairs to first floor landing with access to loft

Bedroom one  
11'5 x 10'0 (3.48m x 3.05m)

Bedroom two  
11'5 x 9'9 (3.48m x 2.97m)

Bedroom three  
6'0 x 7'10 (1.83m x 2.39m)

Modern fitted family bathroom  
6'0 x 6'7 (1.83m x 2.01m)

Off road parking

Feature landscaped rear garden



## Floor Plan



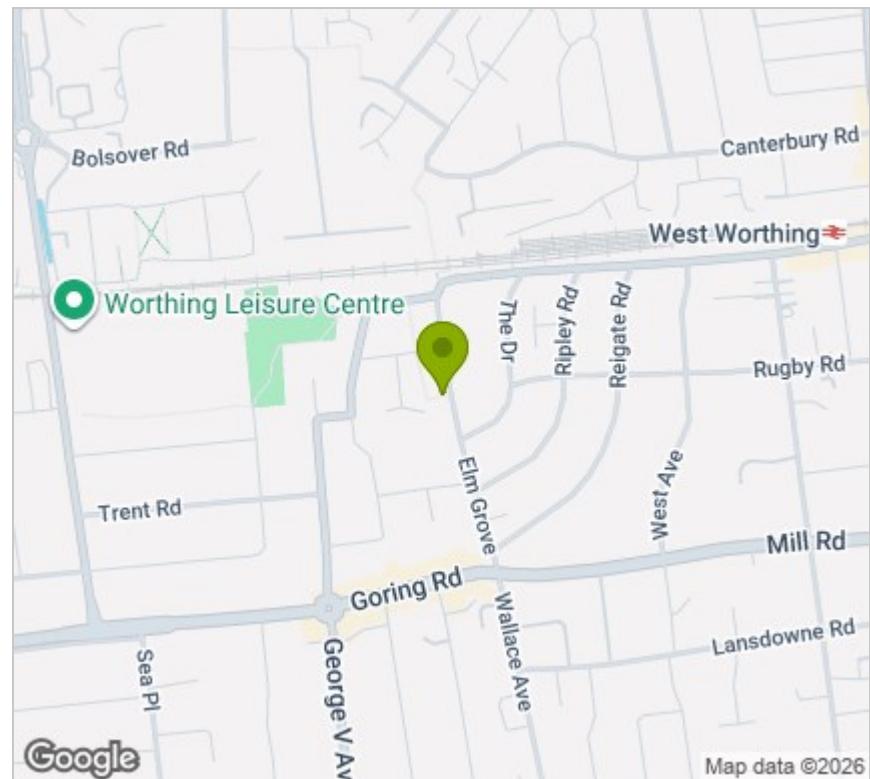
## Viewing

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

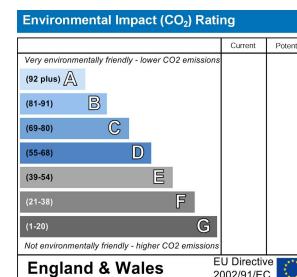
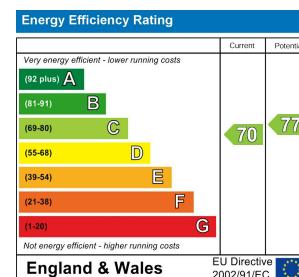
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms 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



[www.jamesandjamesea.co.uk](http://www.jamesandjamesea.co.uk)

Company No. 12642413