JAMES&JAMES
ESTATE AND LETTING AGENTS

t: 01903 958770
e: salesenquiries@jamesandjamesea.co.uk
119 | George V Avenue | Worthing | BN11 5SA

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



29 St. Botolphs Road

, Worthing, BN11 4JS

Offers in the region of £550,000

Freehold Council Tax Band E

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A substantial older style period house, providing spacious accommodation in excess of 1,700 sq ft and offered for sale for the first time in almost 40 years.

This attractive house is located in a prime residential location providing easy access to West Worthing mainline railway station, Worthing town centre and the beach. The new owner has the opportunity to put their own stamp on this fabulous family home as the house is in need of modernisation. The property still retains some delightful period features including some sash windows, molded cornices, picture rails and ceiling roses to some of the rooms.

The accommodation comprises on the ground floor, entrance lobby, entrance hall, generous sitting with box window overlooking the front garden, separate dining room, spacious kitchen/breakfast room with sliding door providing access to the rear garden and there is also a downstairs cloakroom.

To the first floor the main bedroom is located at the front of the house and has two walk-in wardrobes. There are two further double bedrooms, a good size fourth bedroom and family bathroom.

The front garden has some mature trees, a path leading to the front door and driveway providing off road parking for several vehicles. The driveway leads to the detached garage which has power and lighting.

A terrace adjoins the rear elevation of the house with steps leading to the lawn. There is a raised area of decking which provides an additional seating area and the rear garden enjoys a westerly aspect.

Viewing comes highly recommended to fully appreciate the size and location of the wonderful family home.

Entrance lobby

Entrance hall

























Sitting room
16'7 x 14' (5.05m x 4.27m)

Dining room
14'7 x 12'11 (4.45m x 3.94m)

Kitchen/breakfast room
23'1 x 11'10 (7.04m x 3.61m)

Downstairs cloakroom

Bedroom 1
16'7 x 16' (5.05m x 4.88m)

Bedroom 2
14'7 x 13 (4.45m x 3.96m)

Bedroom 3
11'1 x 9'10 (3.38m x 3.00m)

Bedroom 4
8'2 x 7'11 (2.49m x 2.41m)

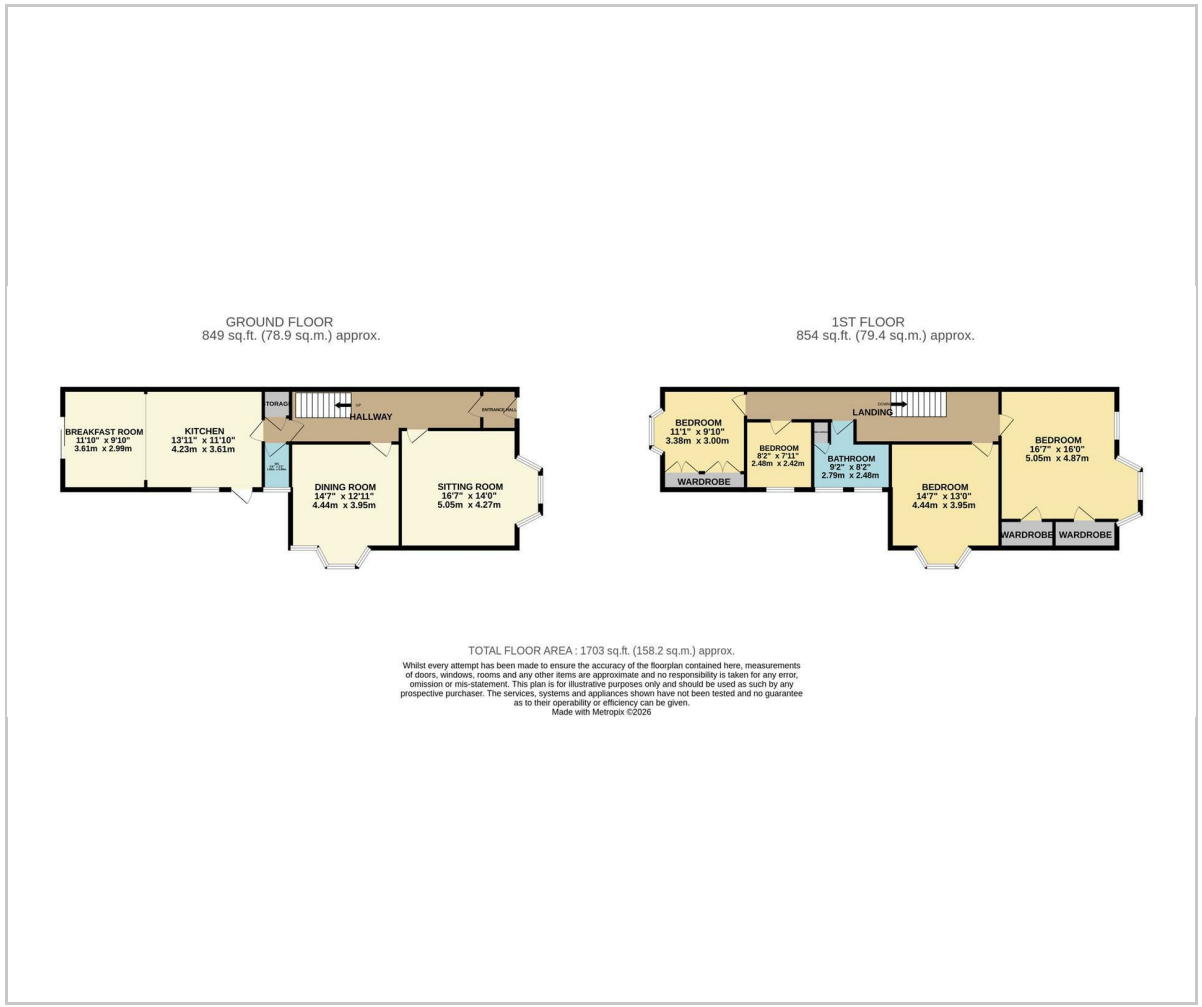
Family bathroom

Front garden with ample off road parking

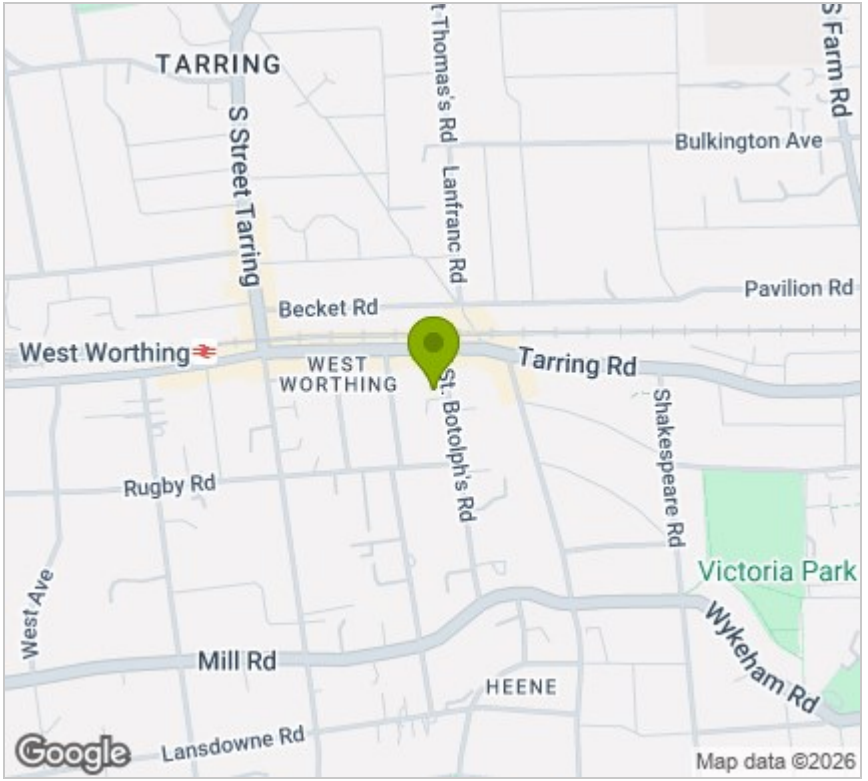
Westerly aspect rear garden

Detached garage
21'3 x 12'2 (6.48m x 3.71m)

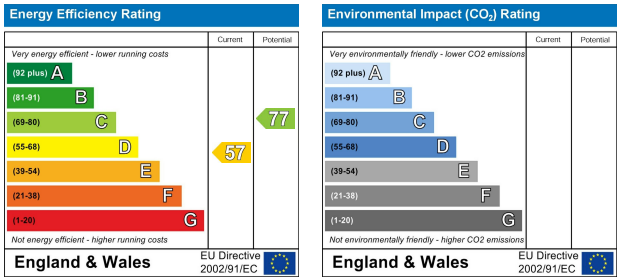
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

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