



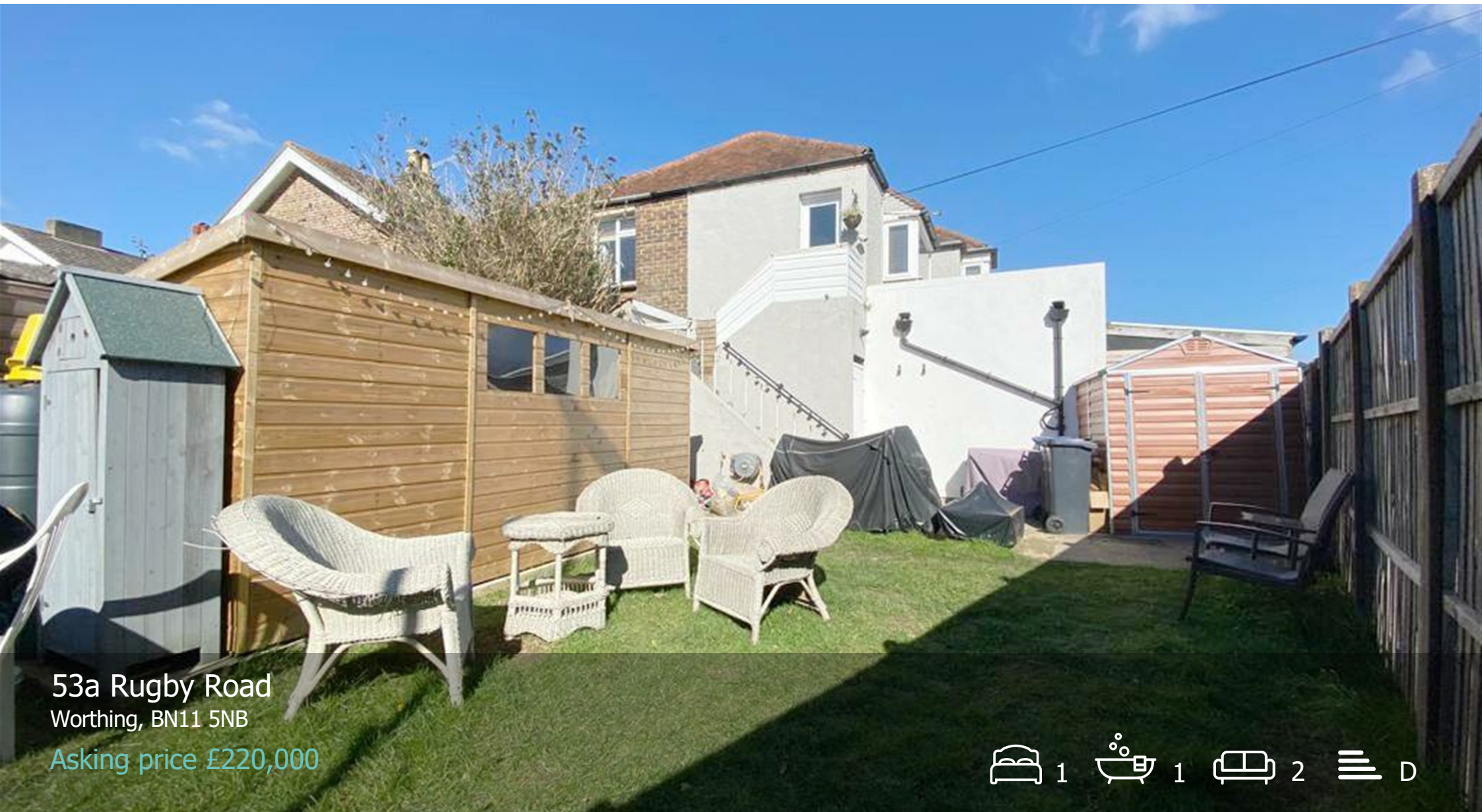
**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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53a Rugby Road  
Worthing, BN11 5NB

Asking price £220,000



## 53a Rugby Road Worthing, BN11 5NB

James & James Estate Agent are delighted to offer to the market this quirky first floor maisonette WITH private garden situated in this popular Elm Grove location. Share of Freehold and remainder of a 999 year lease

In brief the accommodation comprises: Stairs to first floor, kitchen breakfast room, sitting room, luxury fully fitted shower room with Jacuzzi shower & a good size double bedroom.

The property comes with a PRIVATE enclosed SOUTH FACING rear garden. Other benefits include gas central heating, double glazing, a boarded loft space & a external utility cupboard with plumbing for a washing machine.

In our opinion internal viewing is considered essential to appreciate the overall size and condition of this superb property.

Located in the popular Elm Grove School catchment area, Rugby Road is situated between The Drive and St Botolph's Road.

West Worthing's mainline railway station is less than half a mile away which has direct links to Brighton and London Victoria. Local shopping facilities are available at nearby Goring Road, whilst Worthing's main town centre is within one and a half miles with its range of shopping facilities, bars and restaurants.

Please call now to arrange a viewing





External Stairs to First Floor

Kitchen/Diner  
16'3"x 11'1" (4.97x 3.38m)

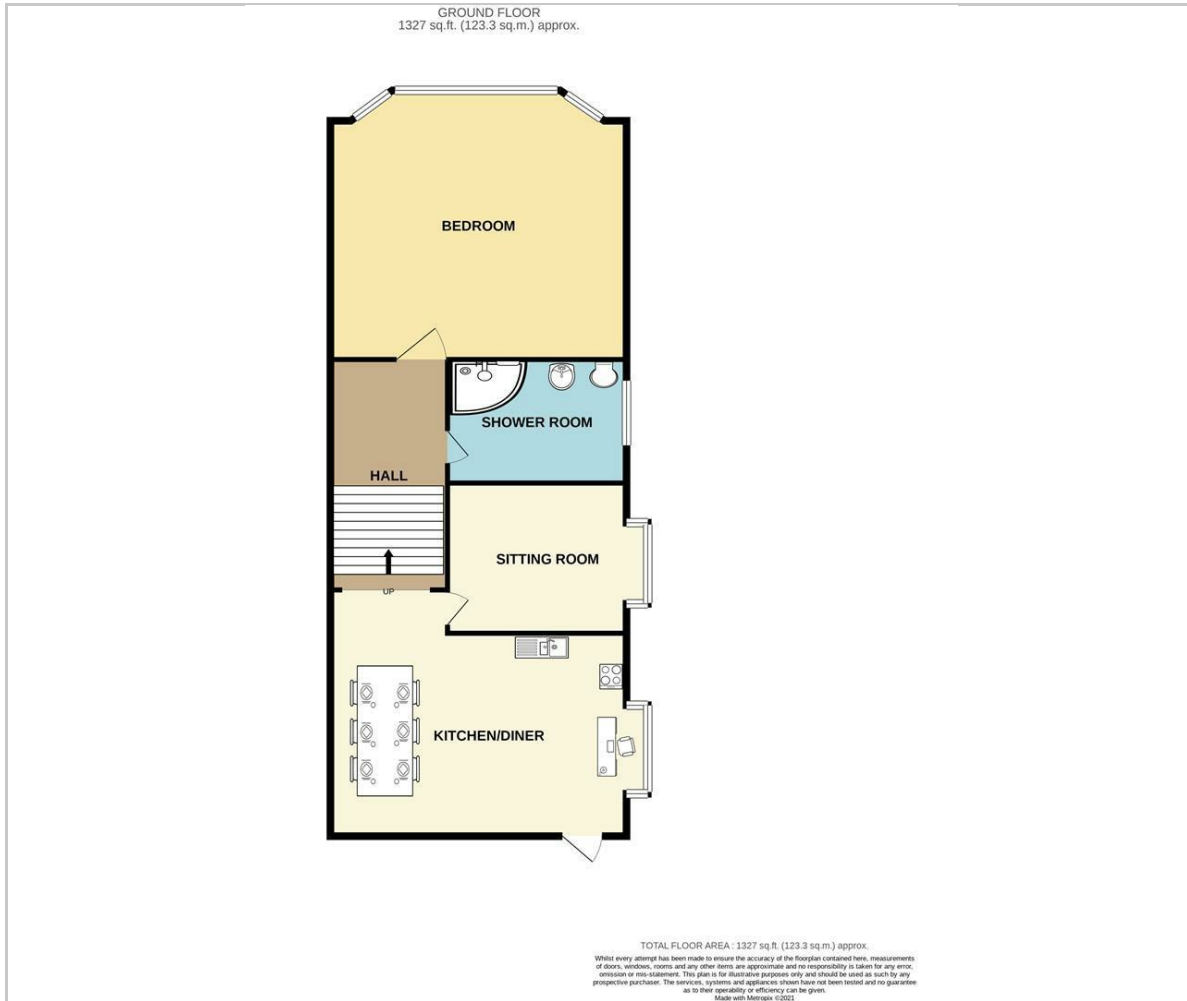
Bedroom  
11'7 x 12'8 (3.53m x 3.86m)

Lounge  
11'3 x 7'1 (3.43m x 2.16m)

Shower Room  
9'8 x 6'1 (2.95m x 1.85m )

South Facing Rear Garden

## Floor Plan

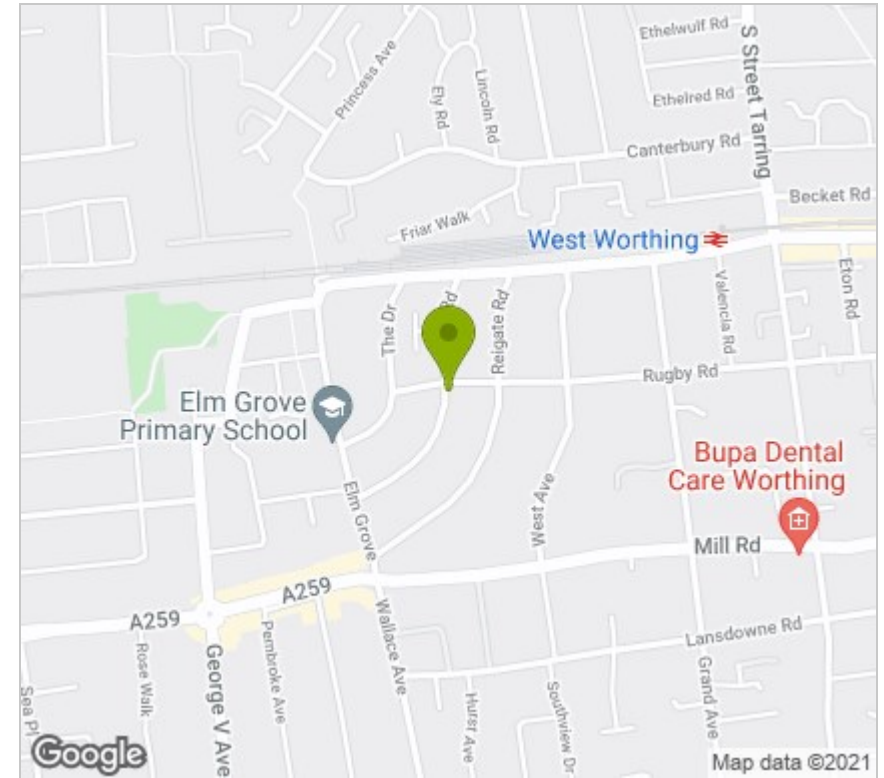


## Viewing

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.

## Area Map



## Energy Efficiency Graph

