



9 Nutbourne Road  
Worthing, BN14 7HS

Offers in excess of £650,000

## 9 Nutbourne Road Worthing, BN14 7HS

\*\*\* Open Day Saturday 21st January  
2023 Call now to book your private  
viewing slot \*\*

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

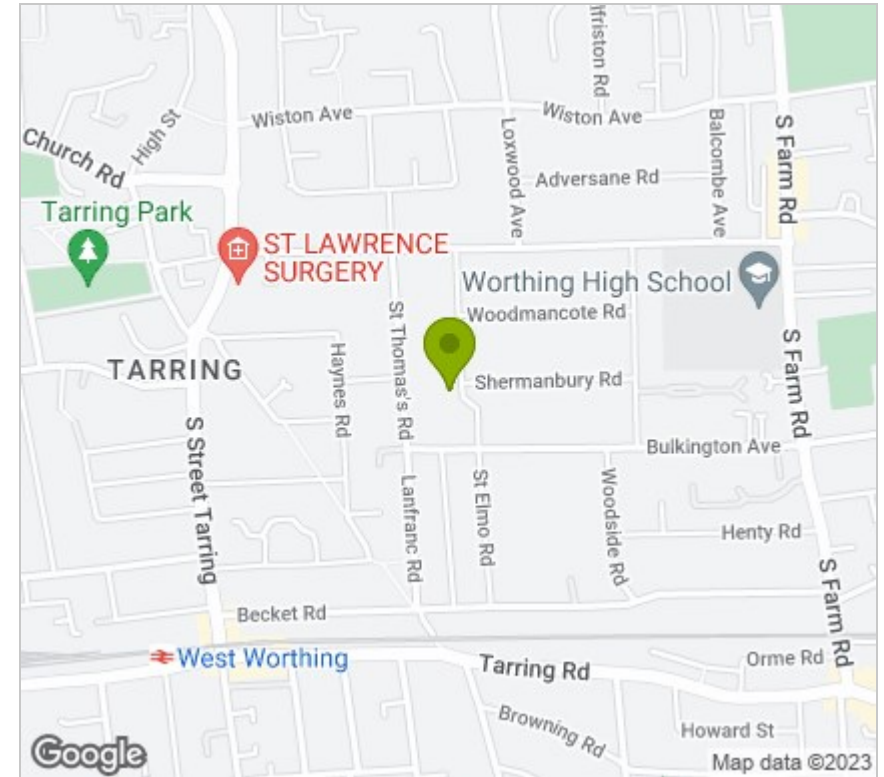


## Viewing

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

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## Area Map



## Energy Efficiency Graph

