



**JAMES & JAMES**  
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2 Warren Gardens

, Worthing, BN14 9PL

Asking price £425,000

Freehold Council Tax Band D



James & James Estate Agents are delighted to bring to the market this ongoing project that needs completing by a new owner. A lot of the works have been completed but the remainder is ready for a budding builder to complete the works.

In brief the accommodation comprises large entrance porch, an L shaped lounge/diner with opening currently covered to large rear extension which will form a kitchen/breakfast room, utility room and W.C. (unfinished). There will be a ground floor bedroom, and to the first floor two further double bedroom and a family bathroom (not yet fitted).

Externally there is off road parking, a garage and feature rear garden. Any potential buyer would need to seek clarification from their mortgage company as to the likelihood of being able to obtain a mortgage on this property due to the nature of it being unfinished. This would probably suit cash buyers however offers a superb opportunity for somebody to finish off a wonderful restoration opportunity in favoured Offington.

This semi-detached chalet is situated in Warren Gardens forming part of the Offington area with local shops nearby at Thomas A'Becket. The nearest mainline railway station is West Worthing giving access to most major towns and cities.

Viewing is considered essential to appreciate all that is on offer here.





Double glazed front door

Spacious entrance porch  
10'6 x 7'3 (3.20m x 2.21m)

Lounge/diner  
16'9 x 21'4 narrowing to 10'3  
(5.11m x 6.50m narrowing to  
3.12m)

Ground floor bedroom with vaulted  
ceiling  
13'5 x 10'6 (4.09m x 3.20m)

Rear extension  
19'1 x 17'0 (5.82m x 5.18m)

Utility room  
6'4 x 7'1 (1.93m x 2.16m)

Ground floor cloakroom

First floor landing

Bedroom one  
15'0 x 12'11 (4.57m x 3.94m)

Bedroom two  
14'0 x 9'11 (4.27m x 3.02m)

Proposed shower room  
9'4 x 6'1 (2.84m x 1.85m)

Off road parking

Garage

Feature 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.

## Area Map



## Energy Efficiency Graph

