



**JAMES & JAMES**  
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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



42 Thalassa Road

, Worthing, BN11 2HJ

Offers in excess of £475,000

Freehold Council Tax Band D



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Guide Price £475,000 - £500,000

Welcome to this beautifully presented, spacious, three-bedroom, semi-detached house, ideally located in the highly desirable area of East Worthing. Offered for sale with no onward chain, this charming home benefits from a driveway and garage.

Upon entering through the hallway, you're greeted by a bright and inviting living room. This generously sized space features large bay windows that flood the room with natural light, complemented by elegant period features such as picture rails, stylish cladded storage units, and a decorative marble-effect fireplace.

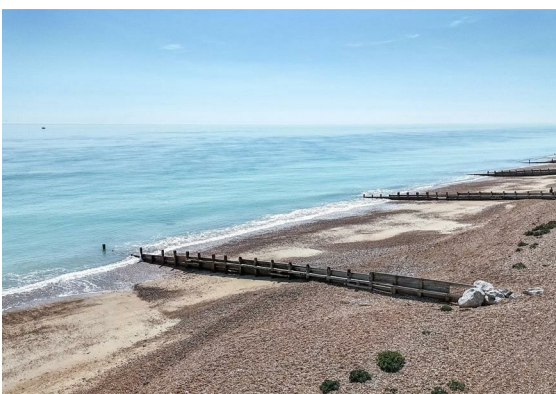
The kitchen is well-appointed with wooden cabinetry and integrated appliances, including a gas hob, extractor fan, and double oven. There is ample space for additional appliances such as a dishwasher and washing machine. Two large windows ensure the kitchen is filled with natural light, creating a pleasant and practical cooking environment.

Adjoining the kitchen is the spacious dining room, which benefits from sliding patio doors leading out to the rear garden, making it the perfect space for family meals and entertaining.

Upstairs, the master bedroom offers a large built-in wardrobe and charming bay windows with stylish shutters, providing sea views and abundant natural light. The second bedroom is another generous double room with built-in storage and rear garden views. The third bedroom, also spacious and with a bay window, is ideal as a bedroom or home office, and like the master, boasts beautiful sea views.

The family bathroom includes a bath, separate shower, and wash basin, with a separate WC for added convenience. Additionally, a second WC is located on the ground floor beneath the stairs, along with a useful storage cupboard. Outside, the rear garden features a well-maintained lawn and a patio area.

The beach is approx. 50 yards. Also very close is a large park with café, lake with cycle paths, and swimming centre with gym.





Entrance porch

Entrance hall

W/c

Kitchen

17'0 x 7'4 (5.18m x 2.24m)

Dining room

10'10 x 9'8 (3.30m x 2.95m)

Lounge

19'2 x 12'3 (5.84m x 3.73m)

Stairs to first floor

Bedroom three

10'8 x 7'6 (3.25m x 2.29m)

Bedroom one

15'11 x 11'0 (4.85m x 3.35m)

Bedroom two

14'2 x 11'0 (4.32m x 3.35m)

Family bathroom

## 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.

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## Area Map



## Energy Efficiency Graph

