



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

t: 01903 958770

e: [info@jamesandjamesea.co.uk](mailto:info@jamesandjamesea.co.uk)

119 George V Avenue | Worthing | West Sussex | BN11 5SA

50B Ferring Street | Ferring | West Sussex | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



68 Roedean Road

, Worthing, BN13 2BU

Guide price £400,000

Freehold Council Tax Band C



3



1



2



C

A well extended and greatly improved three bedroom family home in this popular residential area. with GARAGE

In brief the accommodation comprises double glazed front door with casement windows into spacious entrance hall with under stairs storage cupboard, feature lounge with log burning stove, and extended open plan kitchen/dining/family room with bi-fold doors and Velux windows complemented by spot lighting throughout.

To the first floor there are three bedrooms, and a modern fitted family bathroom.

Externally the front garden is arranged to provide off road parking for two vehicles. The rear garden is a particular feature of the property having been landscaped with Indian sandstone patio, areas of lawn and raised borders, and there is a personal door to the garage with up & over door.

Other benefits include gas central heating and double glazing. and in our opinion internal viewing is considered essential to appreciate the overall size and condition of this beautiful family home.

Situated in Roedean Road, local shops can be found nearby in Salvington Parade which caters for every day needs. The nearest mainline railway station is Durrington-on-Sea which gives great links to most major towns and cities. Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities, bars and restaurants is approximately four miles distance.

UPVC double glazed doors

Spacious entrance hall  
16'3 x 5'11 (4.95m x 1.80m)





Open plan extended kitchen/dining/family living room  
28'1 x 14'10 (8.56m x 4.52m)

Lounge with log burning stove  
14'11 x 11'3 (4.55m x 3.43m)

Stairs to first floor landing with access to loft

Bedroom one  
13'4 x 10'1 (4.06m x 3.07m)

Bedroom two  
11'3 x 11'2 (3.43m x 3.40m)

Bedroom three  
10'2 x 6'9 (3.10m x 2.06m)

Luxury fitted bathroom  
7'10 x 5'7 (2.39m x 1.70m)

Off road parking

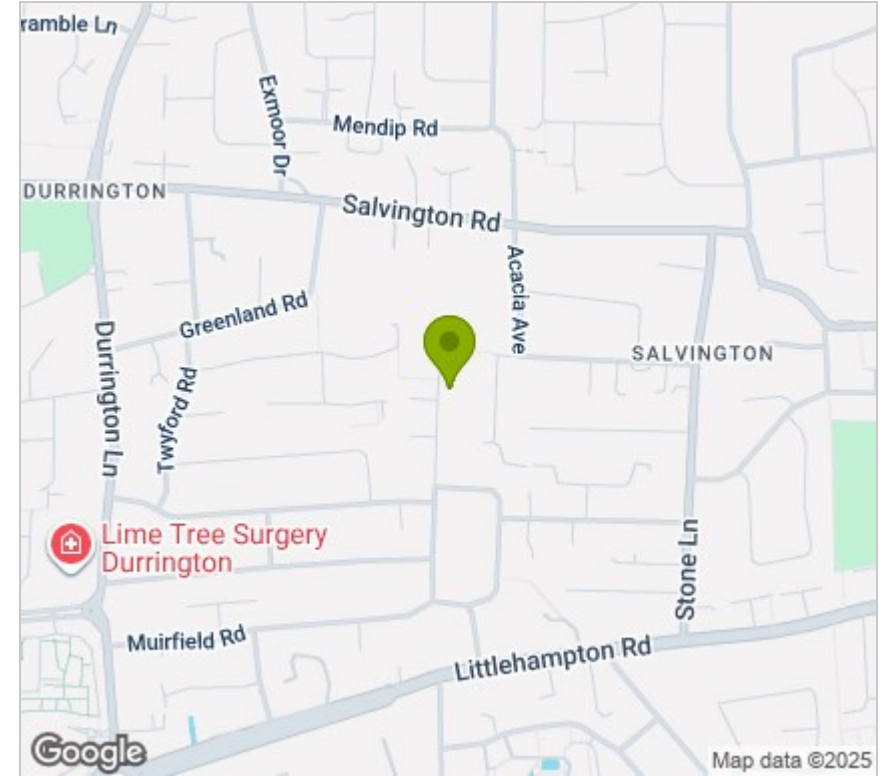
Large landscaped rear garden

Personal door to garage  
17'3 x 8'1 (5.26m x 2.46m)

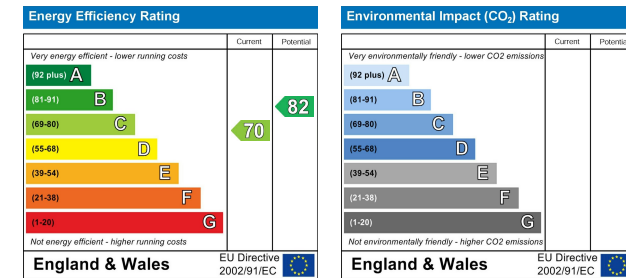
## Floor Plan



## 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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Company No. 12642413