



22 Leeward Road  
Worthing, BN13 1NB

Offers over £425,000

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James & James Estate Agents are delighted to bring to the market this attractive and deceptively spacious 4/5 bedroom semi detached chalet residence offering versatile accommodation.

In brief the accommodation comprises: GROUND FLOOR Entrance hall, south facing lounge, refitted modern kitchen, three bedrooms and bathroom/WC. FIRST FLOOR: Two further bedrooms with master bedroom having en-suite shower room/WC.

The property also benefits from gas fired central heating and double glazing. Externally there is a private drive, enclosed carport, detached brick garage, front garden and delightful easily maintained south facing rear garden with timber cabin.

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

Semi Detached Chalet  
Lounge  
Refitted Kitchen  
Master & En-Suite  
4/5 Bedrooms  
South Garden  
Driveway & Carport Garage  
Garden Cabin  
Sole Agents





Entrance Hall

South Facing Lounge  
16'1 x 12'4 (4.90m x 3.76m)

Dining Room / Bedroom  
11'7 x 11'7 (3.53m x 3.53m)

Kitchen  
11'10 x 9'2 (3.61m x 2.79m)

Bedroom Three  
11'01 x 11'11 (3.38m x 3.63m)

Bedroom Four  
8'10 x 7'9 (2.69m x 2.36m)

Family Bathroom

Bedroom One  
13'9 x 10'6 (4.19m x 3.20m)

En Suite

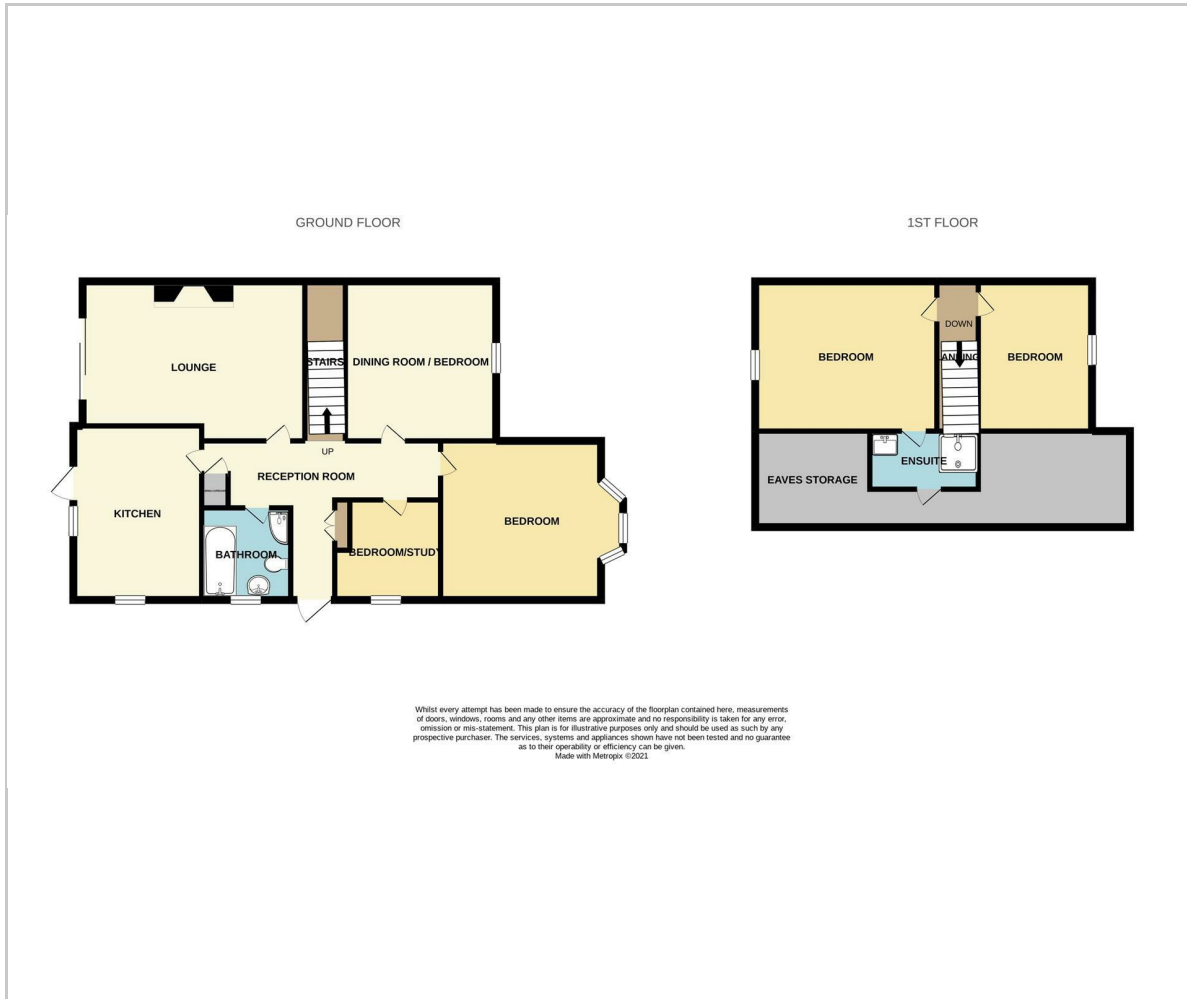
Bedroom Two  
10'3 8'5 (3.12m 2.57m)

Garage / Carport

Cabin



## 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

