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51 Cobden Road  
, Worthing, BN11 4BD

Asking price £325,000

Freehold Council Tax Band B



James & James Estate Agents are delighted to bring to the market this period family home situated in a popular residential area within Worthing.

In brief the accommodation comprises storm porch to spacious entrance hall with ground floor cloakroom, lounge with focal fireplace and decorative coving with high level skirting, and kitchen/breakfast room with door onto the South facing rear garden.

To the first floor there are three bedrooms, and a family bathroom. Other benefits include gas central heating and double glazing.

There is residents permit parking which is approximately £30 per annum.

Situated in Cobden Road, the property is ideally situated being close to Worthing town centre, Worthing mainline railway station, and the beach.

In our opinion internal viewing is considered essential to appreciate the overall character and style of this beautiful family home.

Deceptively spacious entrance hall  
18'0 x 6'2 (5.49m x 1.88m)

Lounge  
11'3 x 13'0 (3.43m x 3.96m)

Kitchen/breakfast room  
12'6 x 9'3 (3.81m x 2.82m)

Ground floor W.C.

First floor landing

Bedroom one  
11'5 x 11'9 (3.48m x 3.58m)





Bedroom two  
11'6 x 8'4 (3.51m x 2.54m)



Bedroom three  
8'9 x 6'3 (2.67m x 1.91m)

Family bathroom  
5'8 x 5'11 (1.73m x 1.80m)

South facing rear garden



## Floor Plan



## Viewing

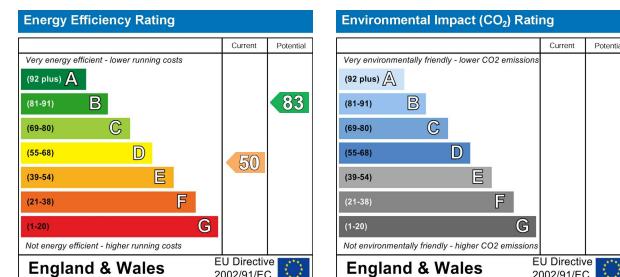
Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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