



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



47 Guildford Road

, Worthing, BN14 7LL

Guide price £475,000

Freehold Council Tax Band C



5



2



2



C

Offered for sale in excellent decorative order is this five bedroom family home in this popular residential area.

In brief the accommodation comprises composite front door into spacious entrance hall with under stairs storage cupboard into a through bay fronted lounge/diner with focal chimney recesses. There is a modern fitted kitchen and stairs to the first floor where we can find the first three good size bedrooms and the family bathroom, and to the second floor there are a further two bedrooms and a n additional shower room.

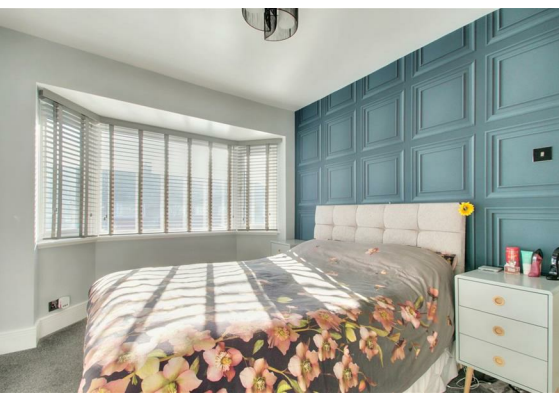
To the front of the property is brick block paving which provides off road parking for two vehicles, and the rear garden is a particular feature of the property having been landscaped by the current owners providing a timber summer house, sheds, and a gravelled area.

Other benefits include gas central heating and double glazing. The property is offered for sale with NO ONWARD CHAIN and in our opinion internal viewing is considered essential.

Situated in Guildford Road the property is ideally located close to West Worthing mainline railway station giving great links to most major towns and cities. Buses also serve the area.

Worthing town centre with its comprehensive range of pedestrianised shopping facilities is approximately two miles distance.





Composite front door into spacious entrance hall  
15'6 x 5'9 (4.72m x 1.75m)

Through lounge diner

Lounge area  
14'1 x 12'0 (4.29m x 3.66m)

Dining area  
11'6 x 10'6 (3.51m x 3.20m)

Kitchen  
12'8 x 7'5 (3.86m x 2.26m)

Stairs to first floor landing

Bedroom one  
13'8 x 10'8 (4.17m x 3.25m)

Bedroom two  
11'7 x 10'6 (3.53m x 3.20m)

Bedroom three  
7'8 x 8'7 (2.34m x 2.62m)

Family bathroom  
7'6 x 7'5 (2.29m x 2.26m)

Stairs to second floor

Bedroom four with pleasing Downland views  
10'9 x 10'2 (3.28m x 3.10m)

Bedroom five  
12'10 x 5'3 (3.91m x 1.60m)

Modern white shower room  
5'9 x 5'5 (1.75m x 1.65m)

Off road parking

Landscaped rear garden

Summer house

Sheds

## 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

