



70 Reigate Road  
Worthing, BN11 5NE

Offers over £325,000

## 70 Reigate Road Worthing, BN11 5NE

OPEN DAY SATURDAY 31ST OCTOBER - PLEASE CALL TO BOOK AN APPOINTMENT SLOT. James & James Estate Agents are delighted to bring to the market this three bedroom mid terrace family home in a popular West Worthing location. Reigate Road is situated just a short walk to West Worthing station and has the benefit of being close to the Goring Road shopping parade.

In brief, the accommodation comprises lounge, dining room, three bedrooms and family bathroom. The property has a great loft space with stairs from the first floor landing. Externally there is off road parking for two vehicles and a spacious rear garden.

In our opinion viewings are essential to appreciate both the excellent location and generous size of this sought after property.

### Entrance Hall

Lounge  
15'8" x 13'11" (4.8 x 4.25)

Dining Room  
12'5" x 12'1" (3.8 x 3.7)

Kitchen  
9'2" x 7'10" (2.8 x 2.4)

### First Floor Landing

Bedroom One  
13'5" x 13'5" (4.1 x 4.1)

Bedroom Two  
11'7" x 10'9" (3.55 x 3.30)





Bedroom Three  
10'2" x 8'6" (3.10 x 2.60)

Bathroom

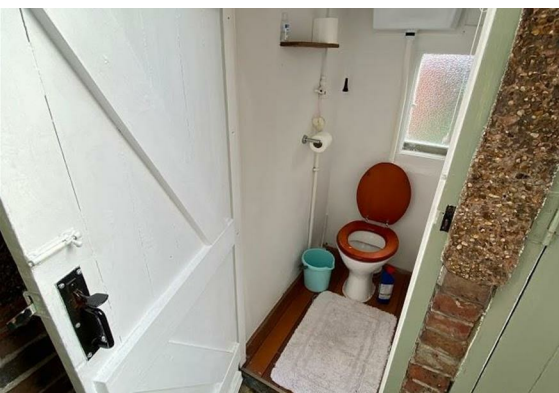
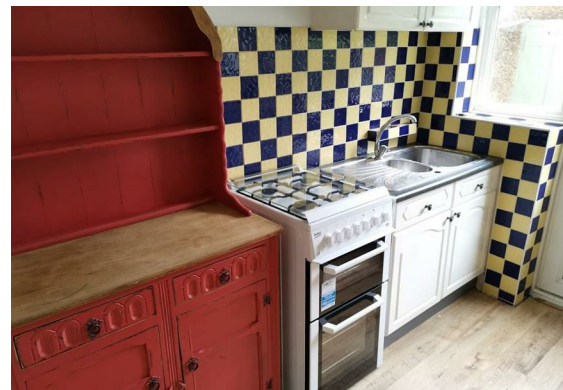
Loft

Outside

Rear Garden

WC

Private Drive



## 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

