



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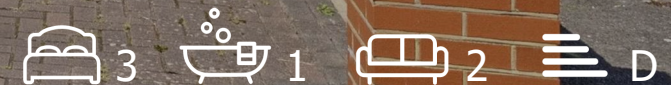
119 George V Avenue | Worthing | West Sussex | BN11 5SA

BUYING | SELLING | LETTINGS | MORTGAGE ADVICE



30 Shermanbury Road, Worthing, BN14 7HR

Guide price £650,000





30 Shermanbury Road

, Worthing, BN14 7HR

- Well extended family home
- Off road parking
- Garden room with air conditioning & electrics
- Utility room
- Favoured location
- Feature rear garden
- Garage
- Three double bedrooms
- Feature open plan kitchen/living/sitting room
- Call now to view

A superb 1930's well extended family home in this popular residential area.

In brief, the accommodation comprises entrance hall with ground floor cloakroom, decorative stained glass windows. superb bay fronted lounge with focal fireplace.

There is a well extended kitchen/dining/living room with partially vaulted ceiling and French doors onto the rear garden. There is an opening onto a good sized utility room with an integral door to the garage.

To the first floor is access to a large loft via a pulldown ladder, three good-sized bedrooms and a modern family bathroom. Bedroom three is currently split into two rooms with a removable dividing wall.

Externally, the front garden is laid to brick block paving, providing off-road parking with a further area of patio. The rear garden is a particular feature of the property being laid predominantly to lawn with a profusion of tree and shrub lined borders. There are fruit trees, including apples, pears, and a strawberry tree. There are two timber sheds and a brick built home office/gym with power & light and an air conditioning unit providing both heating & cool air. Other benefits include gas central heating and double glazing.

In our opinion, internal viewing is considered essential to appreciate the overall size and condition of this family. home. Contact the vendor's sole agents to arrange a private viewing.



Entrance hall	16'0 x 6'0 (4.88m x 1.83m)
Lounge with focal fireplace	14'7 x 14'2 (4.45m x 4.32m)
Ground floor w/c	
Open plan feature double aspect kitchen/dining/sit	20'1 x 21'6 (6.12m x 6.55m)
Large utility room	20'1 x 6'7 (6.12m x 2.01m)
Stairs to first floor landing	
Bedroom one	12'1 x 14'8 (3.68m x 4.47m)
Bedroom two	12'0 x 10'5 (3.66m x 3.18m)
Bedroom three	15'8 x 9'1 (4.78m x 2.77m)
Family bathroom	7'3 x 8'5 (2.21m x 2.57m)
Integral door to garage	12'7 x 6'4 (3.84m x 1.93m)
Off road parking	
Feature rear garden	
Gym/Office with air con	15'1 x 9'2 (4.60m x 2.79m)
Two timber sheds	

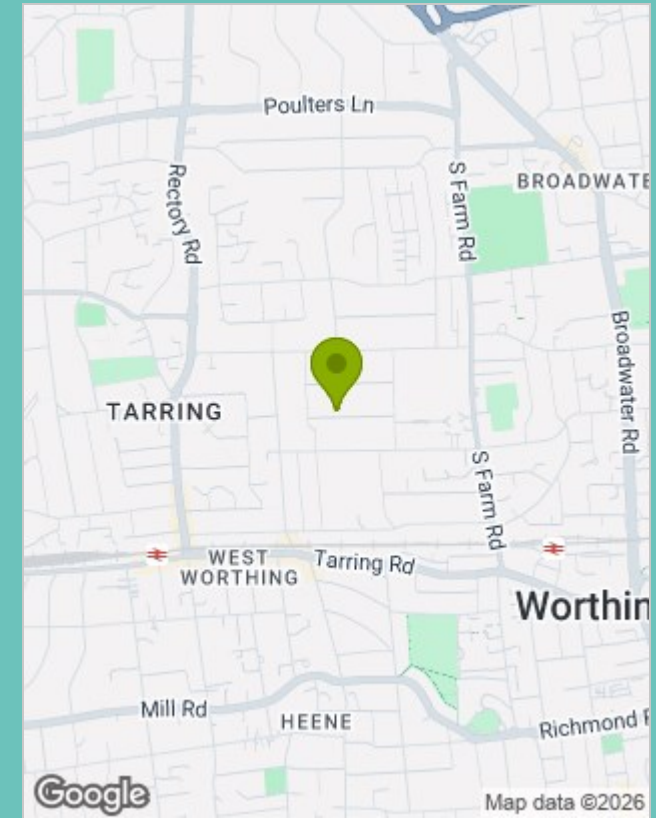




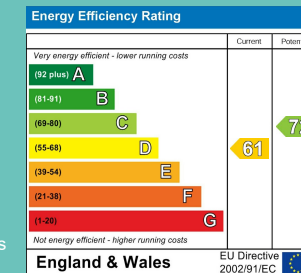
Floor Plans



Location Map



Energy Performance Graph



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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