



2 Aglaia Road

, Worthing, BN11 5SN

Guide price £600,000

Freehold Council Tax Band D

Situated in Aglaia Road, this handsome four bedroom semi-detached house is offered for sale by the vendor's sole agent.

In brief the accommodation comprises entrance porch, entrance hall, lounge, feature dining room with focal fireplace and French doors onto the rear garden, extended kitchen/breakfast room. To the first floor there are three bedrooms and a modern family bathroom.

On the second floor there is a converted attic with a W.C. There is off road parking, a feature established rear garden with a converted garage, summer house, and timber sheds.

Other benefits include gas central heating and double glazing.

Internal viewing is considered essential to appreciate the overall size and condition of this property.

Situated in Aglaia Road, the property is just a short walk from the beach, and is ideally located close to the Goring Road shopping facilities which cater for every day needs. Buses serve the area, and the nearest mainline railway station is West Worthing.

Entrance porch
6'7 x 2'7 (2.01m x 0.79m)

Entrance hall
14'6 x 7'1 (4.42m x 2.16m)

Bay fronted lounge
15'9 x 13'5 (4.80m x 4.09m)





Feature dining room
13'4 x 13'1 (4.06m x 3.99m)

Luxury fitted kitchen/breakfast
room
22'3 x 9'3 (6.78m x 2.82m)

Stairs to first floor landing
15'11 x 10'4 (4.85m x 3.15m)

Bedroom one
15'7" x 12'9" (4.75 x 3.91)

Bedroom two
11'9 x 9'6 (3.58m x 2.90m)

Bedroom three
8'9 x 8'3 (2.67m x 2.51m)

Modern fitted bathroom
7'0 x 6'0 (2.13m x 1.83m)

Stairs to second floor

Bedroom floor/loft room
10'6 x 18'5 (3.20m x 5.61m)

W.C.

Off road parking

Converted garage/home office
15'10 x 7'5 (4.83m x 2.26m)

Additional rear cabin and summer
house

Feature rear garden

