



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



10 Wiston Close

, Worthing, BN14 7PU

Guide price £600,000

Freehold Council Tax Band D



\*\*\*\*\* Guide Price £600,000 - £625,000 \*\*\*\*\*

James & James Estate Agents are delighted to bring to the market this deceptively spacious, well extended and greatly improved four bedroom detached family home in one of Worthing's most prestigious cul-de-sac locations.

The accommodation in brief comprises spacious entrance hall into open plan lounge/dining and luxury modern fitted kitchen with roof lanterns and being triple aspect providing lots of natural light. There are two ground floor double bedrooms with one boasting an en-suite shower room and an additional ground floor W.C.

To the first floor there is a master bedroom with an en-suite shower room, and another double bedroom which is serviced by the family bathroom.

Externally the front garden is laid to shingle for ease of maintenance with parking for several vehicles which in turn leads to a detached garage with power & light, whilst the rear garden is a particular feature of the property being predominantly laid to lawn with a profusion of tree and shrub lined borders with a good size summer house with power and light.

Other benefits include gas central heating and double glazing, and in our opinion internal viewing is considered essential to appreciate the overall size and condition of this beautiful family home.

Situated in Wiston Close, local shops are found nearby. Buses serve the area and the nearest mainline railway station is West Worthing giving access to most major towns and cities.

In accordance with the Estate Agency Act 1979 section 21 (Connected Person), we would like to advise any potential purchaser that the seller of this property is a director of and James Estate Agents LTD.

Composite front door

Entrance hall  
9'10 x 11'10 (3.00m x 3.61m)

Open plan lounge/kitchen/dining room  
33'3 x 21'0 (10.13m x 6.40m)

Ground floor bedroom one  
12'2 x 10'5 (3.71m x 3.18m)





Luxury fitted en-suite  
8'9 x 3'0 (2.67m x 0.91m)

Ground floor bedroom two  
10'2 x 8'5 (3.10m x 2.57m)

Walk in wardrobe

Ground floor W.C.

Stairs to first floor landing

Bedroom one  
16'7 x 13'11 (5.05m x 4.24m)

Modern en-suite shower room  
7'2 x 5'2 (2.18m x 1.57m)

Bedroom two  
16'6 x 8'9 (5.03m x 2.67m)

Luxury fitted family bathroom  
11'1 x 5'3 (3.38m x 1.60m)

Front garden

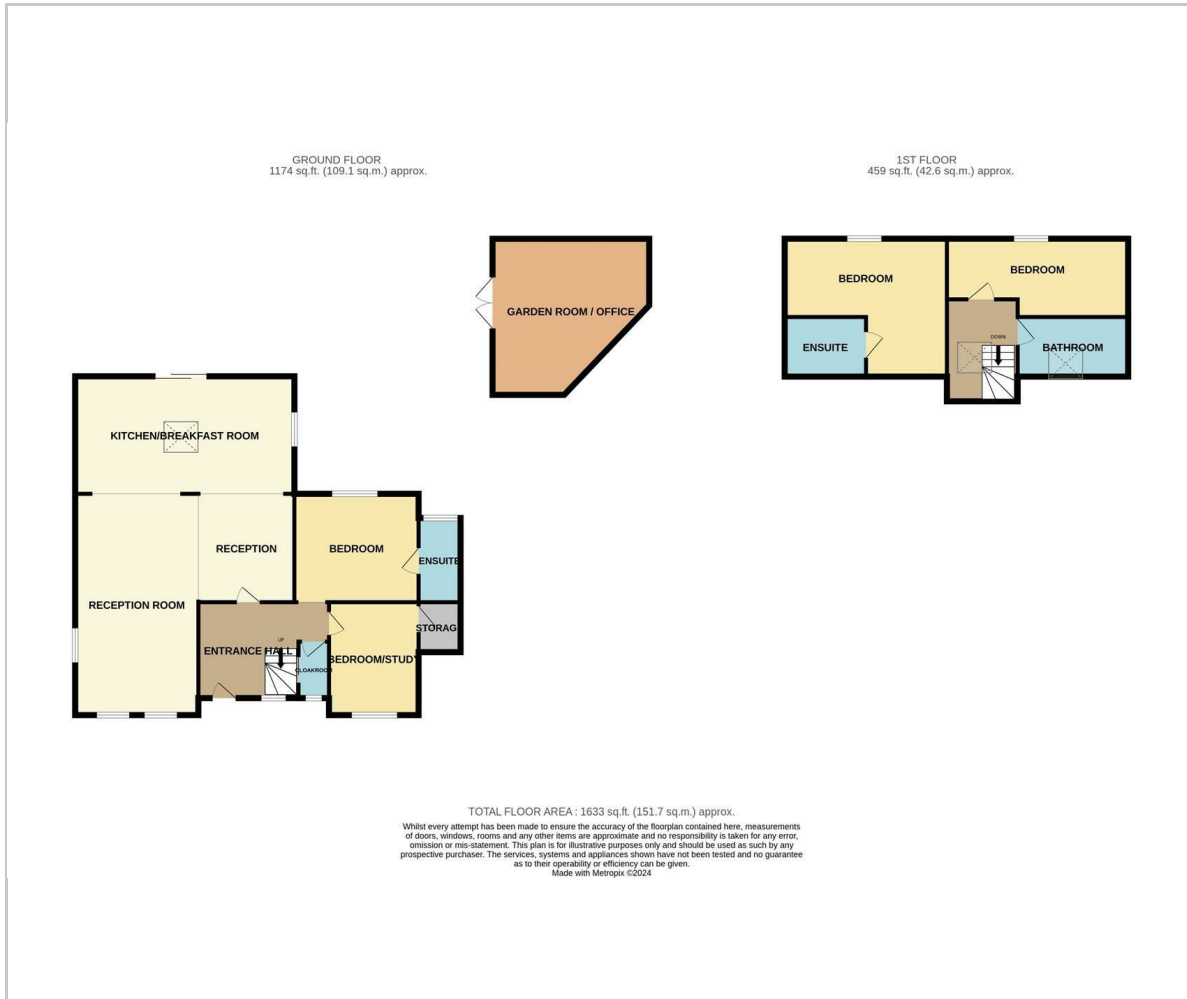
Off road parking

Rear garden

Detached garage  
17'4 x 8'1 (5.28m x 2.46m)

Summer house with power & light  
15'9 x 15'0 (4.80m x 4.57m)

## Floor Plan



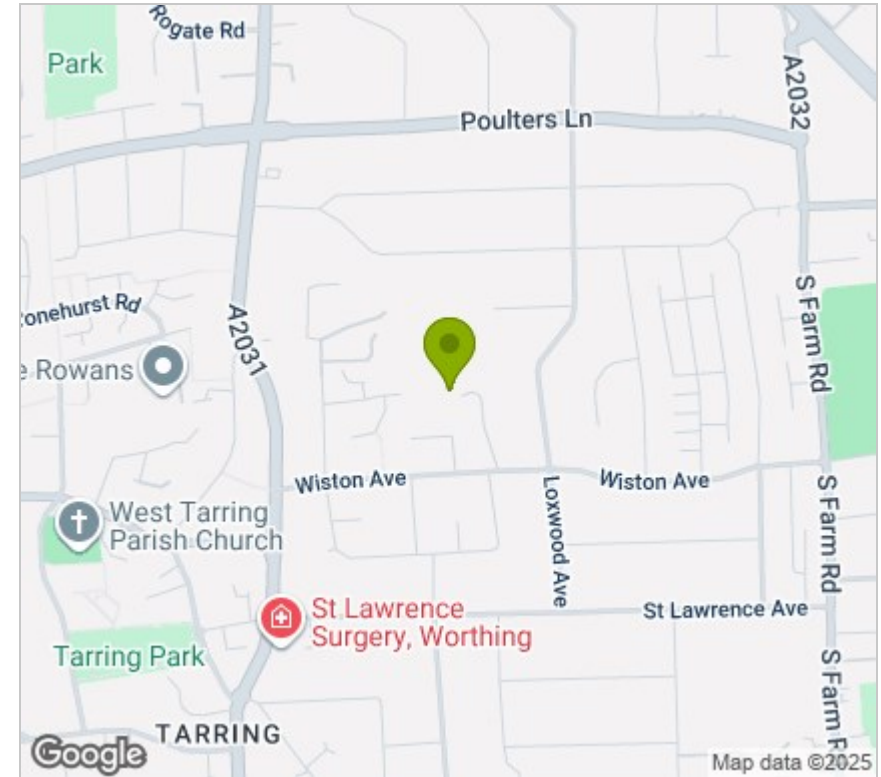
## Viewing

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.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

## Area Map



## Energy Efficiency Graph

