



34 St. Andrews Road  
Worthing, BN13 1HN

Offers over £335,000



## 34 St. Andrews Road

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James & James Estate Agents are delighted to bring to the market this nicely extended three bedroom family home.

In brief the accommodation comprises; Entrance hall, lounge, ground floor bedroom/reception, modern white high gloss finish kitchen diner, cloakroom, two first floor bedrooms and family bathroom. Outside the front garden has been arranged to provide off road parking whilst the rear garden is larger than average and is predominantly laid to lawn.

Other benefits include gas central heating, double glazing and the property is being offered for sale with NO ONWARD CHAIN. In our opinion internal viewing is considered essential to appreciate the overall size of this family home.

SITUATED In the popular St. Andrews Road, the house falls within the Thomas A Becket Primary & Junior school catchment area, both schools being a short walk away.

West Worthing train station which operates the London Victoria & Brighton Line is 0.4 miles away and Tarring village centre with its pubs, cafes and convenience stores is close by. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 2 miles away.





Entrance Hall

Lounge  
16'5 x 10'5 (5.00m x 3.18m)

Reception/Bedroom Three  
12'5 x 6'7 (3.78m x 2.01m)

Kitchen Diner  
19'7 x 10'7 (5.97m x 3.23m)

Cloakroom

First Floor Landing

Bedroom One  
12'4 x 10'5 (3.76m x 3.18m)

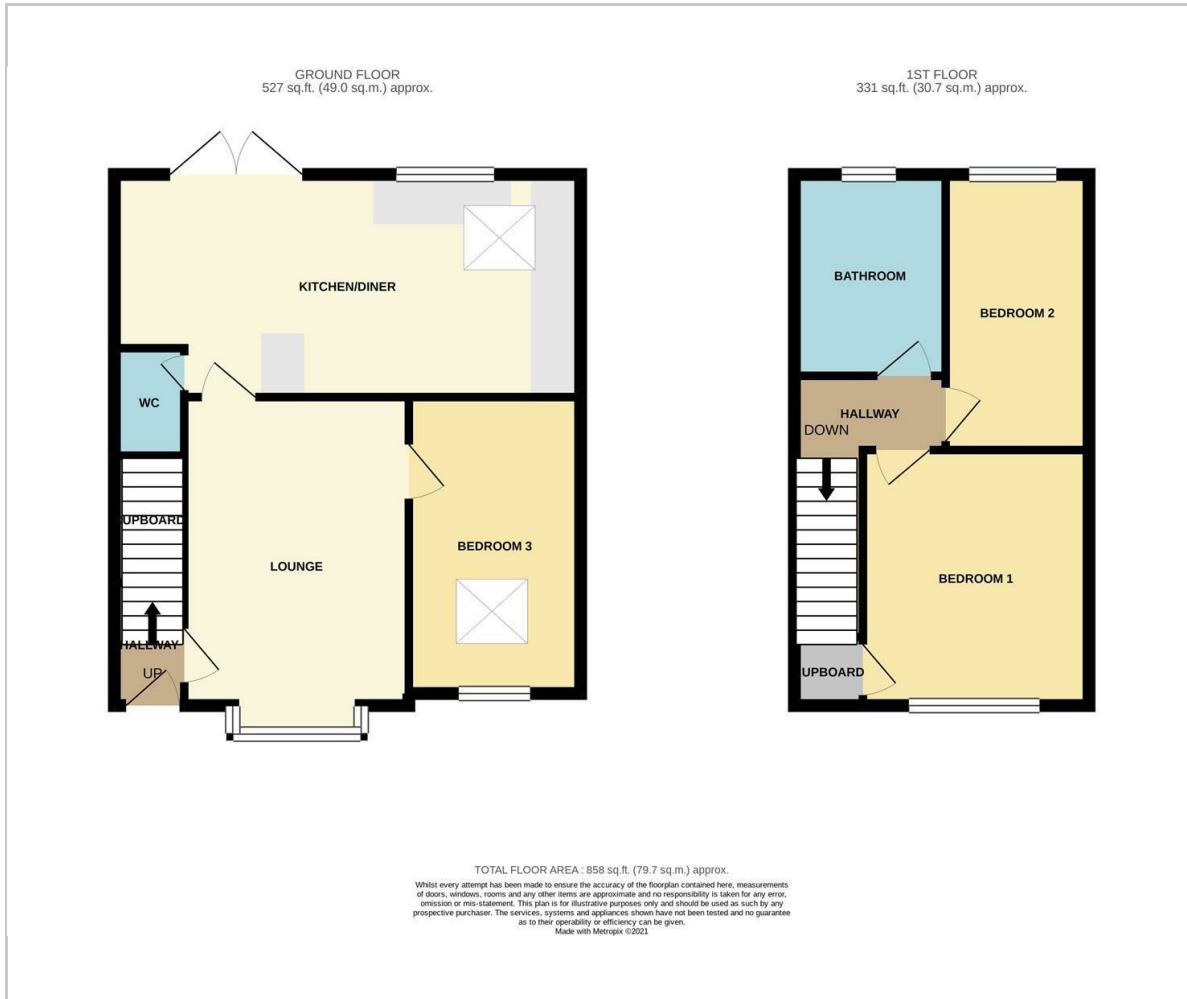
Bedroom Two  
13'1 x 6'10 (3.99m x 2.08m)

Bathroom

Private Drive

Rear Garden

## 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

