



JAMES & JAMES
ESTATE AND LETTING AGENTS

t: 01903 958770

e: info@jamesandjamesea.co.uk

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

50B Ferring Street | Ferring | West Sussex | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



115 Elm Grove

, Worthing, BN11 5LJ

Offers over £325,000

Freehold Council Tax Band



115 Elm Grove , Worthing, BN11 5LJ

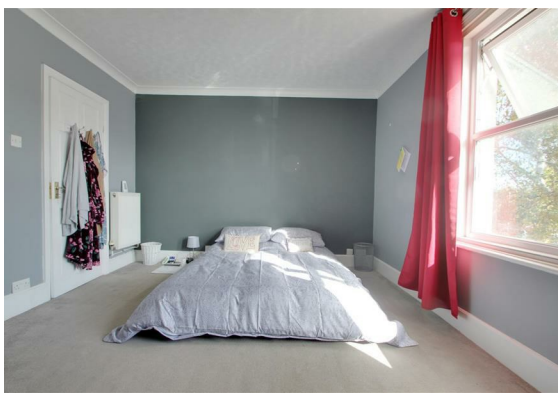
James & James are pleased to market this spacious and well extended four/five bedroom family home positioned in one of West Worthing's most sought after locations. The property is just short walk to Elm Grove primary school, West Worthing train station and Goring Road shops.

In brief, the accommodation comprises to the ground floor, lounge, kitchen, dining area, shower room and an additional reception room/bedroom four. To the first floor, there are three bedrooms and a family bathroom. Externally there is a West facing rear garden and a garage.

In our opinion internal viewing is essential to fully appreciate the generous size and versatile accommodation of this sought after property.

- Four/Five Bedroom House
- End of Terrace
- Elm Grove Catchment
- Two Bath/Shower Rooms
- West Facing Rear Garden
- Garage
- Versatile accommodation
- Chain Free

Entrance Hall





Lounge
23'11" x 14'7" (7.29m x 4.45m)

Kitchen
13'1" x 9'1" (3.99m x 2.77m)

Dining Room
12'6" x 9'3" (3.81m x 2.82m)

Shower Room



Bedroom Four
17'2" x 10'6" (5.23m x 3.20m)

First Floor Landing

Bedroom One
14'8" x 11'3" (4.47m x 3.43m)

Bedroom Two
12'2" x 9' (3.71m x 2.74m)

Bedroom Three
9'10" x 9" (3.00m x 2.74m)



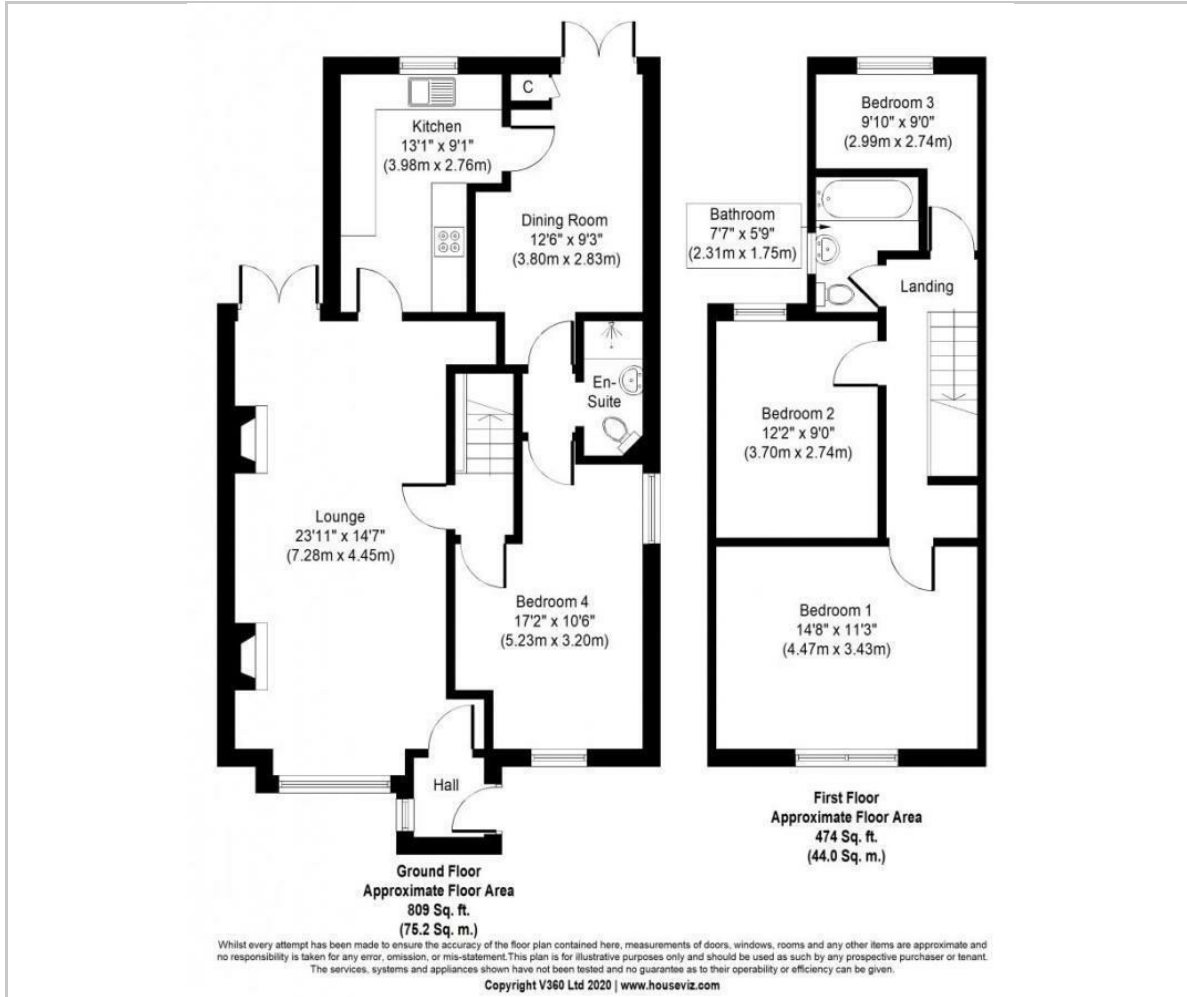
Outside

Rear Garden

Garage



Floor Plan



Viewing

Please contact our James & James Estate Agents 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

