



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

†: 01903 958770

e: info@jamesandjamesea.co.uk

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

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101 Elm Grove

Worthing, BN11 5LJ

Guide price £350,000

Freehold Council Tax Band C



## 101 Elm Grove Worthing, BN11 5LJ

James & James Estate Agents are delighted to bring to the market this beautifully presented period home situated in the heart of West Worthing being ideally situated betwixt mainline railway station and the comprehensive shopping facilities in Goring Road.

In brief the accommodation comprises entrance hall, open plan lounge/diner, modern fitted kitchen/breakfast room, two double bedrooms, modern refitted shower room with separate W.C. Other benefits include gas central heating and double glazing.

Outside there is a West facing rear garden which is a particular feature of the property. In our opinion internal viewing is considered essential to appreciate the size and condition of this beautiful family home.

Situated in Elm Grove local shopping facilities can be found nearby in the Goring Road shops, whilst mainline railway station is close by at West Worthing providing fantastic links to Worthing, Brighton, Chichester, Southampton, London Gatwick and Victoria. Local busses serve the area, and Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities is approximately two mile distance.

CHAIN FREE.

Entrance hall

Open plan lounge/diner  
25'4 x 12'3 (7.72m x 3.73m)





Beautiful kitchen/breakfast room  
17'8 x 9'2 (5.38m x 2.79m)

Stairs to first floor landing

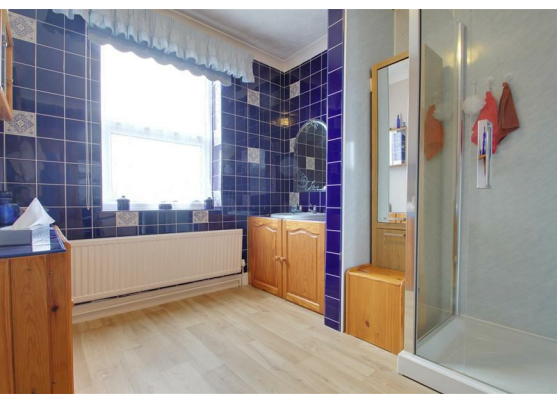
Bedroom one  
15'4 x 11'2 (4.67m x 3.40m)

Bedroom two  
12'2 x 9'0 (3.71m x 2.74m)

Modern fitted shower room  
10'7 x 10'2 (3.23m x 3.10m)

Separate W.C.

Feature West facing 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

