



Ophir Road | East Worthing | BN11 2ST  
Offers Over £367,500





Jacobs Steel are delighted to offer for sale this mid terraced family home positioned on this desirable and quiet cul-de-sac in East Worthing, less than 250 metres to Worthing Seafront and close to local shops, amenities and mainline train station. This generously sized property boasts three bedrooms, two reception rooms, fitted kitchen, ground floor W/C, three piece bathroom suite, low maintenance west-facing garden, off road parking and a garage.





## Key Features

- Mid Terraced Family Home
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three Piece Bathroom Suite & Ground Floor W/C
- West-Facing Low Maintenance Garden
- Off Road Parking & Garage
- Desirable & Quiet Cul-De-Sac
- Less Than 250 Metres To Worthing Seafront



**3 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

### INTERNAL

The front door opens to the welcoming entrance hall, providing a convenient space to store shoes and hang coats. There is a ground floor W/C, doors that lead to all ground floor rooms, under stairs storage and stairs that rise to the first floor. Double doors lead to the spacious living room, which measures 11'10" x 11'9" and benefits from a large double glazed east-facing window, offering a flood of natural morning sunlight. This room has been made open plan with the dining room which measures 12'0" x 9'3". This open plan design, boasting dual aspects, offers a bright and airy space, perfect for both lounging and dining. Sliding doors lead to beautifully maintained, west-facing rear garden. A door leads to the fitted kitchen which has been installed with an array of floor and wall mounted units with laminate worktops, two larger cupboards, space and provisions for white goods and also conveniently provides access to the garden. Stairs rise to the first floor, with the landing benefitting from a large airing cupboard. Positioned to the front of the property, the main double bedroom measures a substantial 12'0" x 11'9" allowing for plenty of furniture including multiple wardrobes, bedside tables and a double bed. Positioned to the rear of the property and boasting views of the well maintained rear garden is the second double bedroom, measuring a generous 11'6" x 10'10". The third bedroom, makes the ideal single room and if desired, could also be used as an office. The family bathroom has been fitted with a three-piece suite including a bath with shower over, wash hand basin and W/C. This well situated property close to the seafront, would make the perfect family home and an internal viewing is advised.

### EXTERNAL

To the front of the property there is a paved driveway providing off road parking for a vehicle. The front garden benefits from mature hedges that line the side boundaries and there is a pathway that leads to the front door. The rear garden boasts a highly sought after, westerly aspect and has been cleverly designed to ensure minimum upkeep. The garden is mostly paved, with an attractive circular paved feature and shingle. Potted plants and mature shrubs and trees, ensure a sense of privacy and seclusion, creating a pleasant space to relax. The property also benefits from a brick built garage which has recently been fitted with a brand new door.

### LOCATION

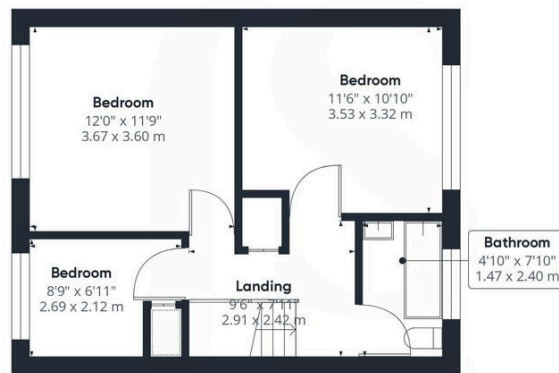
Situated On this popular residential road in East Worthing, this attractive property is less than 250 metres from Worthing seafront and 1.5km to Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities. The nearest station is East Worthing which is less than 850 metres away with bus services run nearby. It offers easy access to the A27 and A24, making this accessible and convenient location highly desirable.

Council Tax Band D

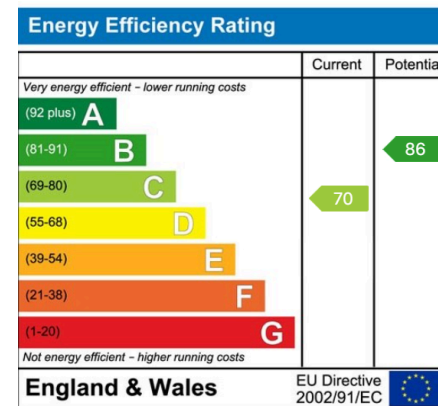




Floor 0



Floor 1



## Property Details:

Floor area \*as quoted by EPC: tbc

Tenure: Freehold

Council tax band: D

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.