



Roedean Road | Worthing | BN13 2BU  
Offers Over **£275,000**





This fully refurbished two double bedroom property features a west-facing garden, spacious living areas, refitted kitchen and bathroom. With an integral garage and loft space, both ripe for conversion into additional living space.





# Key Features

- Two Double Bedrooms
- Lounge/Diner
- Re Fitted Kitchen/Breakfast Room
- Private West Facing Garden
- Re Fitted Bathroom
- Modernised Throughout
- Integral Garage and Driveway
- Large Loft Space
- Re Wired & New Heating



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

This beautifully refurbished property features a modern aesthetic and a range of desirable amenities. It boasts two generous double bedrooms, perfect for relaxation or accommodating guests. The spacious lounge diner provides an inviting space for entertaining, seamlessly blending comfort and style. The fully refitted kitchen is equipped with space for appliances, ample storage and a handy breakfast bar making it a joy to cook in. The sleek bathroom has also been updated, providing a fresh and elegant feel. The property includes a spacious loft that is already equipped with plumbing and electrical connections, making it easy to convert into additional bedrooms, office, or bathroom. Additionally, the integral garage offers another versatile area that could also be transformed into further living space, potentially as a second living room, home gym, or studio.

## EXTERNAL

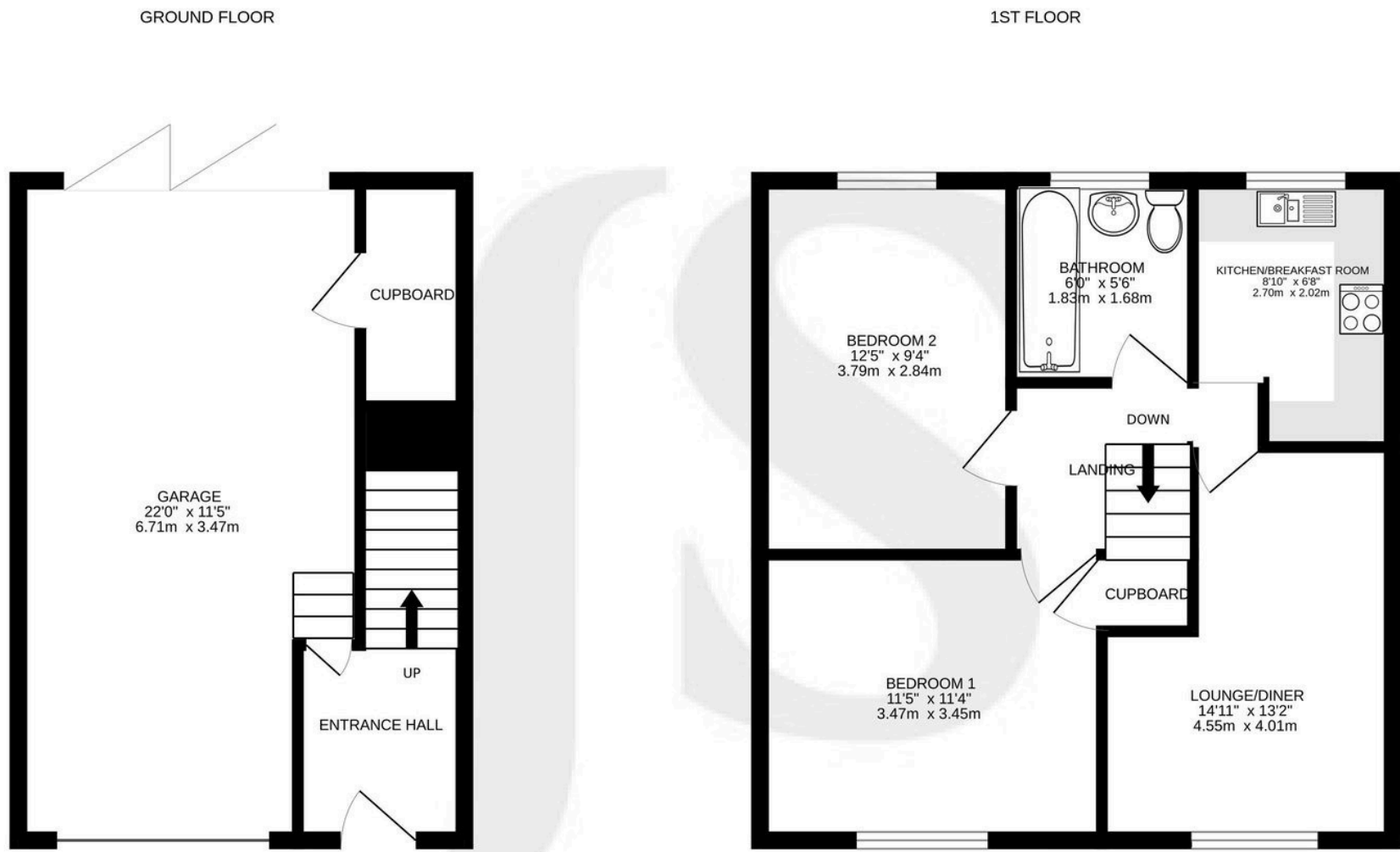
From the entrance hall a door leads into the integral garage, providing a handy space for storage and in turn provides access to the private west-facing garden which offers a lovely outdoor retreat, ideal for enjoying evening sunsets. To the front the drive way provides off road parking.

## SITUATED

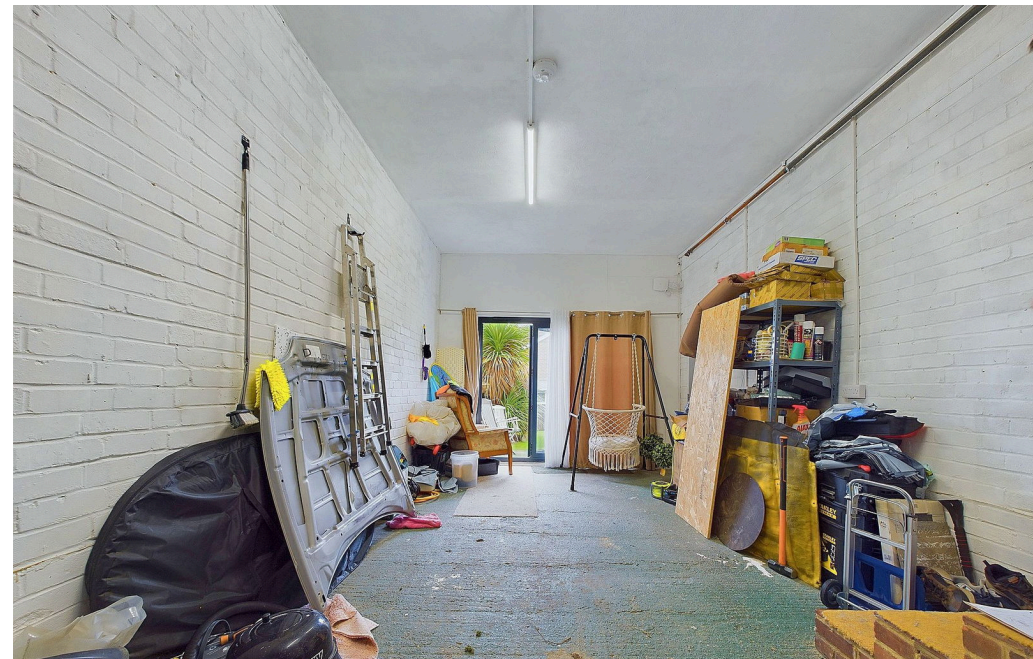
Situated In Salvington with easy access to the A27 and A24. Local shops and a park can be found nearby. The nearest station is Durrington on Sea which is approximately one and three quarters of a mile away, and bus services run nearby. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres, leisure facilities and the seafront is just over three miles away.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area as quoted by EPC: 603

Tenure: Freehold

Council tax band: B

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.