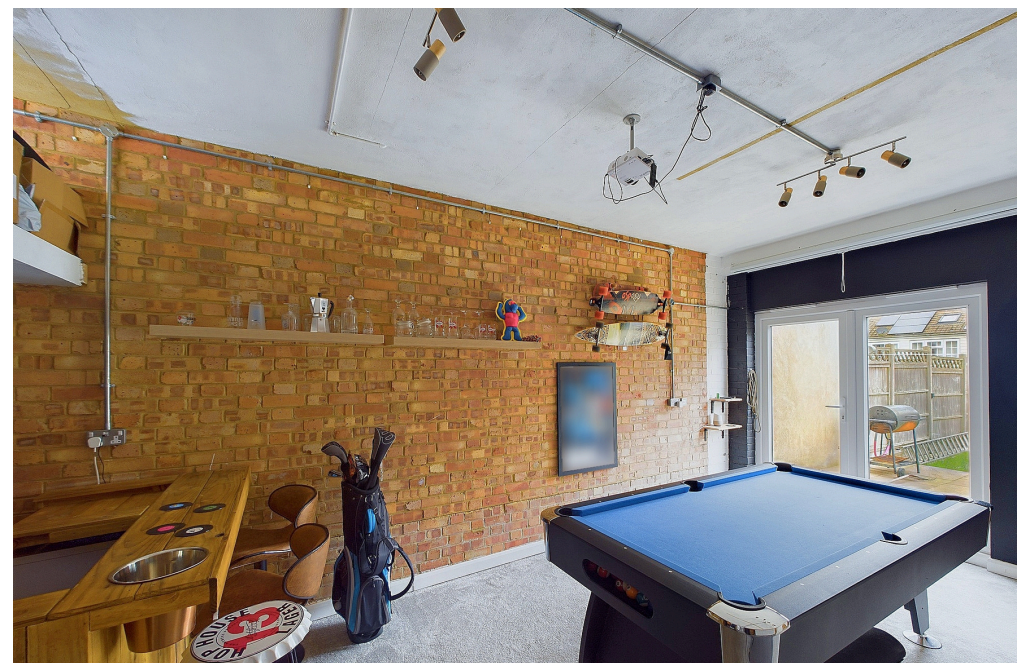




Roedean Road | Worthing | BN13 2BU
Guide Price **£375,000**



This modern home boasts three/four bedrooms and is beautifully presented. Set over three floors with a lounge, kitchen, dining room/bedroom four, bedroom three and bathroom on one floor and two bedrooms and bathroom on the third. Converted garage/games room, rear garden and off road parking.



Key Features

- Mid Terrace House
- Three/Four Double Bedrooms
- Lounge & Diner
- Re Fitted Kitchen
- Private Garden
- Re Fitted Bathroom
- Modernised Throughout
- Integral Garage and Driveway
- Expansive Storage Space
- Two Bathrooms



3 Bedrooms



2 Bathrooms



2 Reception Room

INTERNAL

This modern house offers a thoughtfully designed layout across three floors. Entering from the ground floor, you'll find a staircase leading directly to the first floor, while a door off the main hallway opens into the converted garage, now being used as a stylish games room, with exposed brick walls and doors to the outdoor space, perfect for gatherings that flow between indoor and outdoor settings. Ascending to the first floor, the layout is expansive, beginning with a south-facing lounge that captures natural light throughout the day. Adjacent to the lounge, the newly refitted kitchen offers a sleek, modern design, complete with appliances, ample counter space, and stylish cabinetry. The layout also includes a flexible dining room, which can easily serve as an additional bedroom (Bedroom four). A third bedroom on this level provides a cosy and private space with easy access to the nearby family bathroom. A staircase from the first floor leads to the second floor, where two spacious double bedrooms await, each offering ample space for comfortable living. These bedrooms provide a quiet retreat from the main living areas and are ideal for use as the primary and secondary bedrooms. The second-floor bathroom serves both rooms.

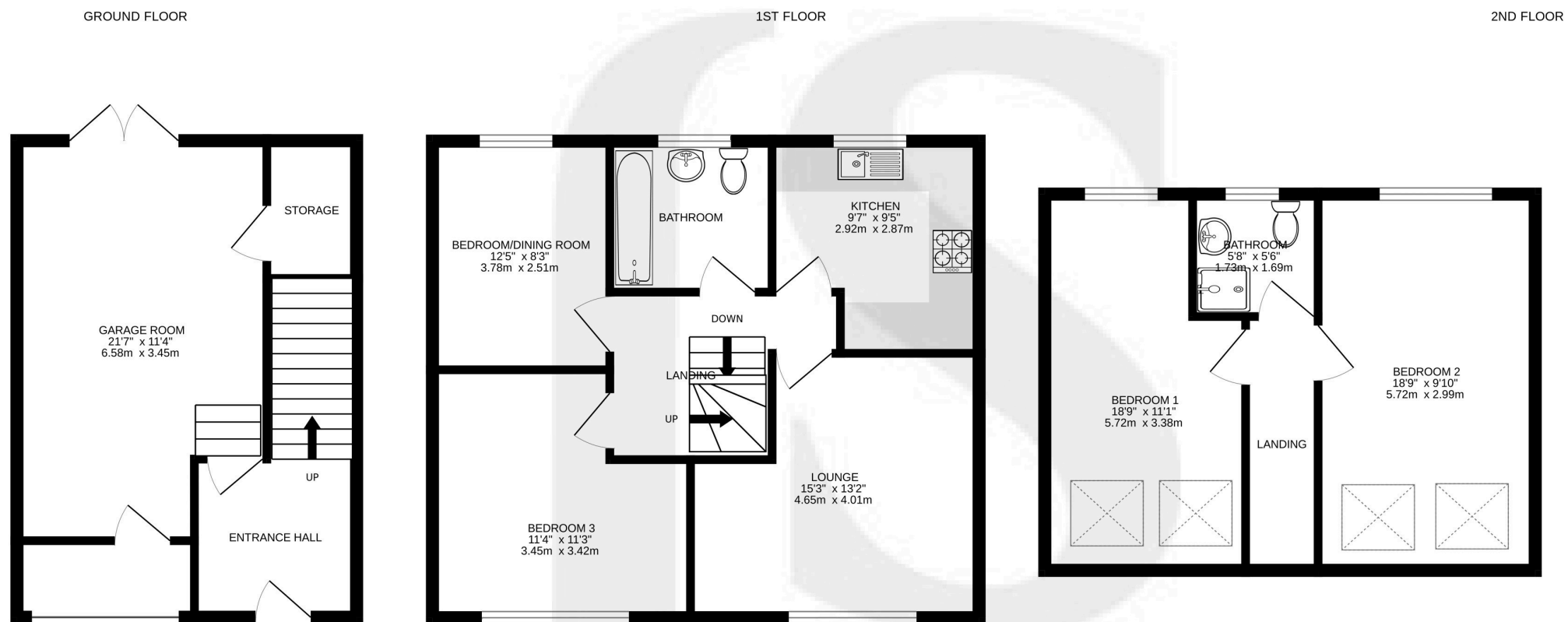
EXTERNAL

The front is paved, creating a low-maintenance area that provides convenient off-road parking. At the rear, the garden has been re-landscaped to create a tranquil, versatile outdoor space that is perfect for relaxation, entertaining, and family gatherings. Stepping out from the French doors at the back of the house, you're greeted by a stylish patio area, ideal for alfresco dining or as an extension of the games room, allowing gatherings to flow effortlessly between indoor and outdoor spaces. Beyond the patio lies a well-kept lawn, bordered by raised flower bed and a second patio area. A garden gate at the far end of the property provides rear access, making it easy to enter and exit without passing through the main house—particularly useful for garden maintenance or as an additional entryway for guests.

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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Property Details:

Floor area as quoted by EPC:

Tenure: Freehold

Council tax band: C

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.