



Reigate Road, Worthing, BN11 5NE  
Asking Price Of £500,000



We are pleased to offer to the market a mid terrace house. The property offers the opportunity for three/ four bedrooms, lounge, kitchen, ground floor WC and garage. The property benefits from a southerly easterly rear facing garden, integral garage and off road parking. The house is situated only a short walk away from Goring Road Shopping Facilities & local transport links.



## Key Features

- Extended Mid Terrace House
- Three/ Four Bedrooms
- Ground Floor WC
- Lounge
- Integral Garage
- South/ East Facing Rear Garden
- Off Road Parking
- Close To Local Shopping Facilities
- Bus Routes Nearby
- West Worthing Railway Station Nearby



**4 Bedrooms**



**1 Bathrooms**



**2 Reception Room**

### INTERNAL

Upon entering the property, you are welcomed into the entrance porch, which leads to a wooden door opening into the entrance hall. From here, access is provided to the ground floor rooms, including a door that leads into a lean-to, offering convenient access to the garage and a ground floor WC. The lounge, located at the front of the property, features a square bay window, providing plenty of natural light. At the rear of the property, there is an additional reception room with a door leading out to the rear garden, offering a seamless connection to outdoor space. The kitchen, also located at the rear, provides ample room for all appliances and has access to the garden, making it ideal for indoor and outdoor living. On the first floor, you'll find two double bedrooms, along with a third bedroom that has been split into two smaller rooms, providing flexibility for various uses. The bathroom features a bath and wash hand basin, with a separate WC located next door, offering practicality for family living. This property offers a great layout with potential for customization, ideal for those looking to make it their own..

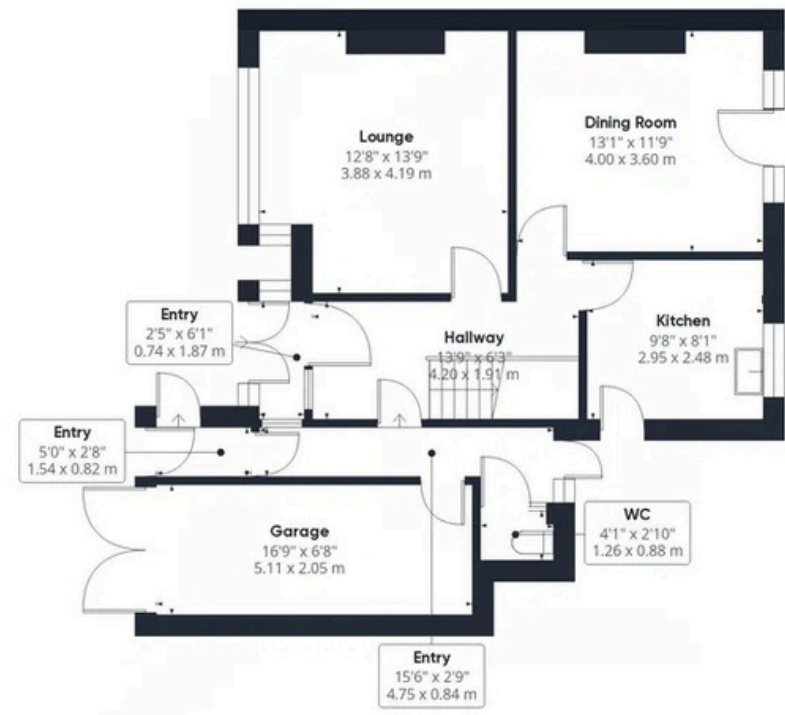
### LOCATION

The property is ideally positioned on Reigate Road, just a short walk from the amenities of Goring Road, which offers a range of convenience stores, coffee shops, banks, and a pharmacy. Bus routes run along Goring Road, providing excellent transport links. West Worthing train station is only 0.5 miles away, offering direct services to London Victoria and Brighton, making it ideal for commuters. The beautiful Worthing seafront is located at the bottom of Wallace Avenue, while Worthing town centre with its wide selection of shops, restaurants, and theatres, is approximately 1.5 miles away, offering everything you need for entertainment and daily living. This location combines convenience with accessibility, making it an excellent choice for those looking to enjoy both local amenities and the nearby coast.

### EXTERNAL

To the front there is off road parking in front of the integral garage, section laid to lawn and hedges. The rear garden is a good size and has been laid to lawn with shrub borders.





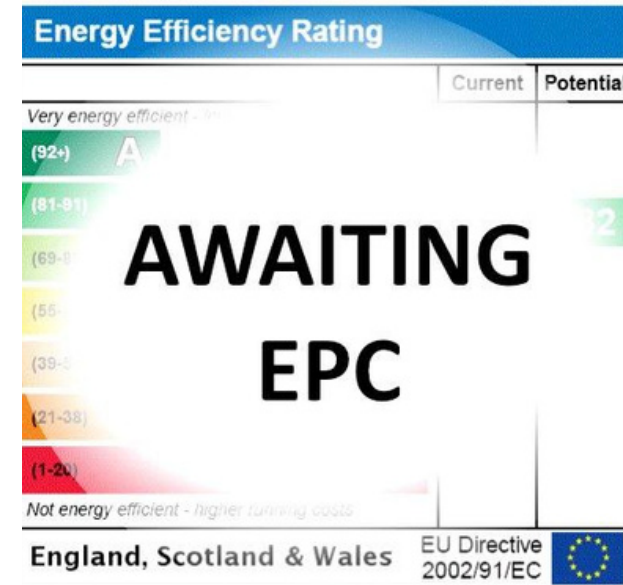
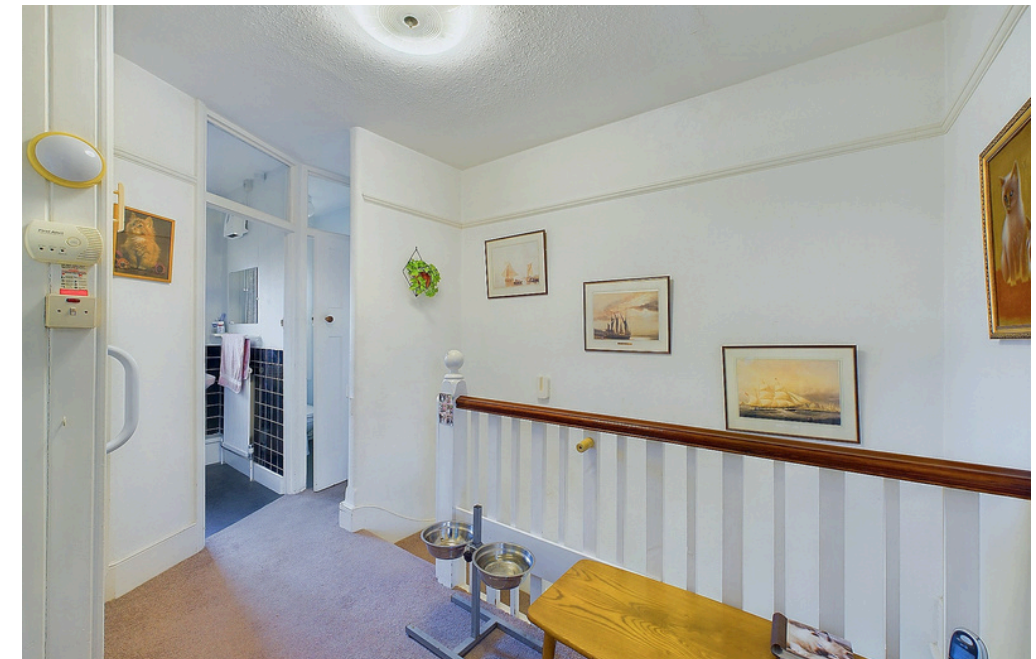
Approximate total area<sup>(1)</sup>  
 1328.7 ft<sup>2</sup>  
 123.44 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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## Property Details:

Floor area (as quoted by EPC: TBC sqm)

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.