



Boundary Road, Worthing, BN11 4LL
Guide Price £600,000



We are thrilled to present this charming semi-detached home to the market. Boasting three well-proportioned bedrooms, two reception rooms, a fitted kitchen, convenient ground-floor WC, utility room and a family bathroom with seperate WC, this property offers both comfort and practicality. Additional highlights include a sun-drenched south-facing rear garden, off-road parking, and a garage ideal for storage. .



Key Features

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- South Facing Rear Garden
- Off Road Parking
- Integral Garage For Storage
- Ground Floor Utility
- Ground Floor WC
- Walking Distance To Worthing

Seafront



3 Bedrooms



1 Bathrooms



2 Reception Room

INTERNAL

The front door opens into an internal porch, providing access to the ground floor WC and leading into the first reception room. This room offers entry to a convenient storage area and the utility room, which has space and plumbing for a washing machine, tumble dryer, and fridge/freezer. A door from the utility room leads into a section of the integral garage, featuring double doors and ample storage space. From the first reception room, stairs rise to the first floor, while an open doorway leads into the kitchen. The kitchen is fitted with wall and base units, offering space for an oven, a sink with a drainer, and access to the second reception room. This spacious, dual-aspect room benefits from plenty of natural light and double doors that open to the south-facing rear garden. On the first floor, there are three well-proportioned bedrooms, with bedroom three featuring built-in wardrobes. The property also includes a generously sized bathroom with a walk-in rainfall shower, a bath, and a wash hand basin with storage below. A separate WC is conveniently located next to the bathroom.

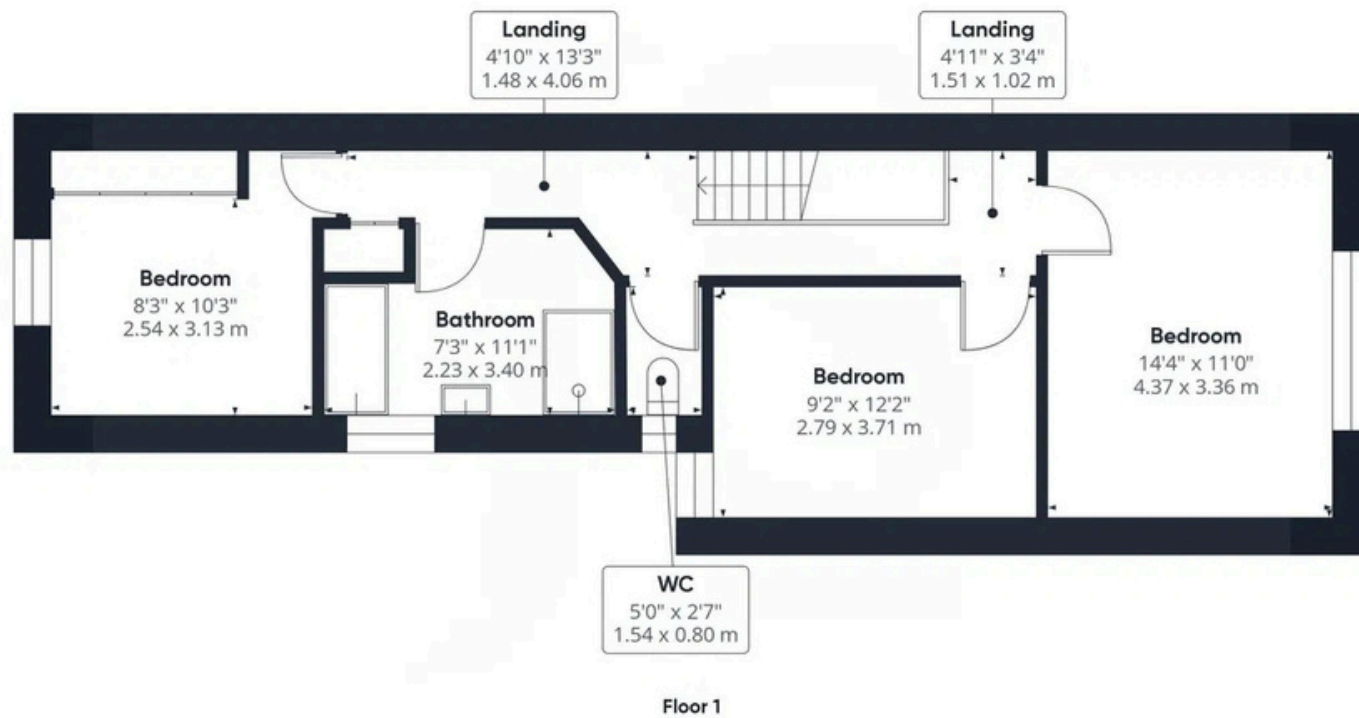
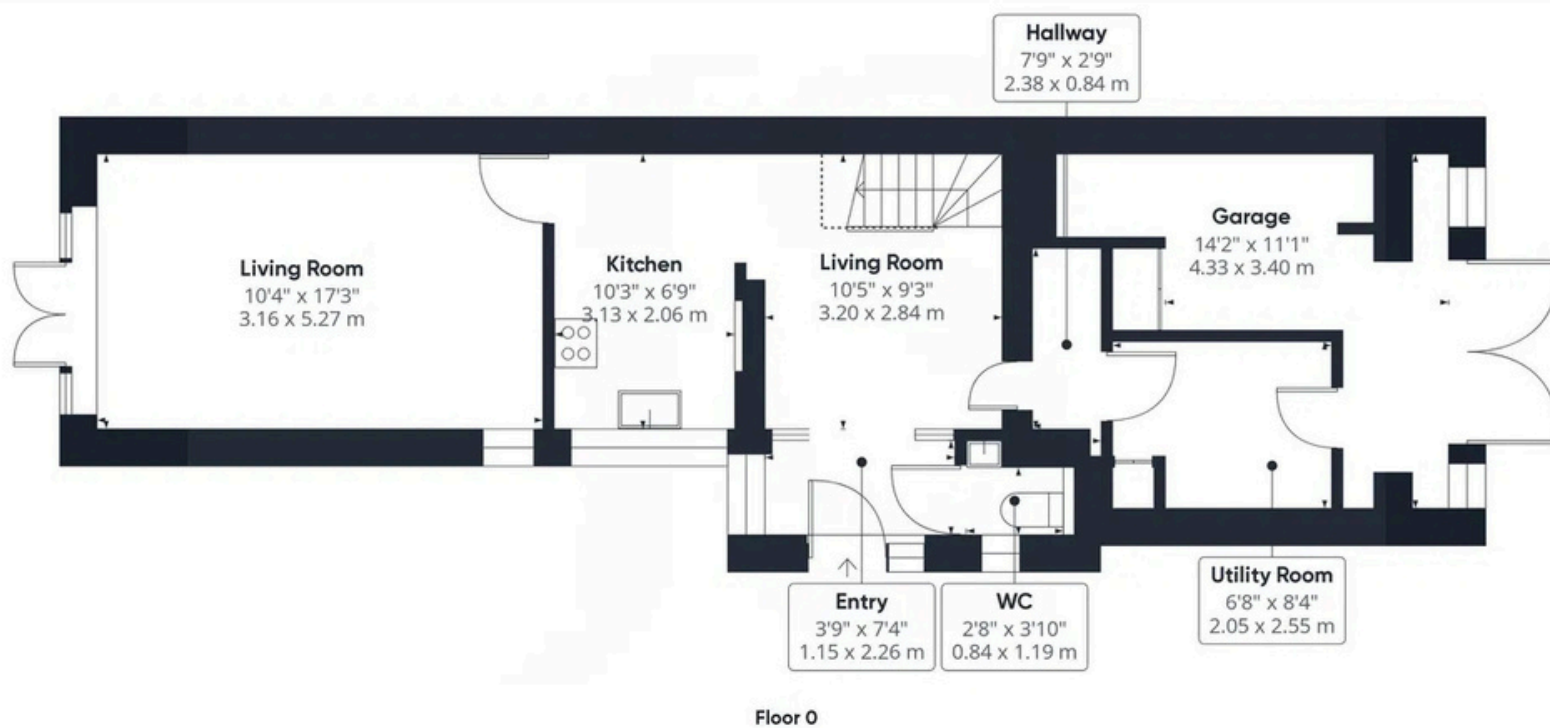
LOCATION

Nestled in the sought-after West End of Worthing town centre, this property enjoys a prime location just off Grand Avenue, approximately 500 yards from the picturesque seafront. Excellent transport links are close by, with bus routes running along Grand Avenue and West Worthing train station located just 0.6 miles away at the top of Downview Road. Everyday amenities are within easy reach, with convenience stores on nearby Heene Road and the vibrant West Worthing high street also just 0.6 miles away.

EXTERNAL

To the front, the property benefits from off-road parking and a gated entrance leading to the front door. The beautifully maintained south-facing rear garden features a lawn, spacious patio area and a charming timber bench —perfect for relaxing and enjoying the sunshine.





Approximate total area^m
 1146.47 ft²
 106.51 m²

Reduced headroom
 10.6 ft²
 0.98 m²

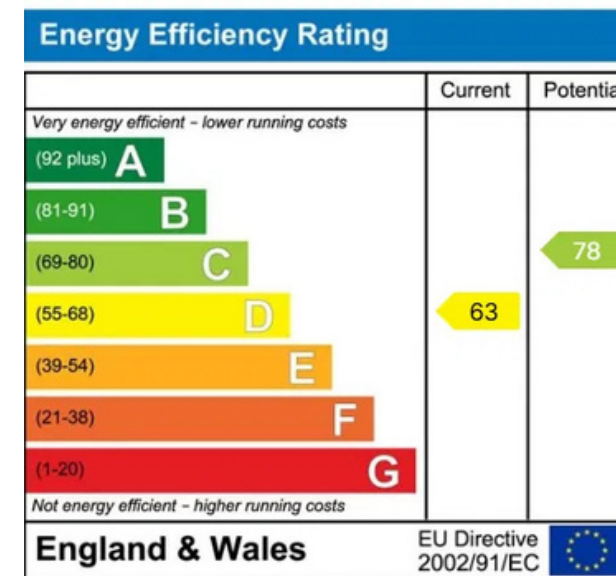
(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



Property Details:

Floor area (as quoted by EPC): 117 sqm

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.