



Leeward Road, Worthing, BN13 1NF  
Guide Price of £400,000





We are delighted to present a semi-detached bungalow to the market. The property comprises two bedrooms, a spacious lounge/dining room, a fitted kitchen and a bathroom. Externally, it benefits from off-road parking, garage and a private rear garden. Offered with no onward chain, this home presents an excellent opportunity for buyers seeking a convenient, single-level living space.





## Key Features

- Chain Free
- Quiet Location
- Garage
- Off Road Parking
- Four Piece Bathroom
- Kitchen
- West Facing Lounge
- Two Bedrooms
- Semi Detached Bungalow



**2 Bedrooms**



**1 Bathrooms**



**1 Reception Room**

### INTERNAL

Front door leading into the entrance porch with door leading into the entrance hall. Access to storage cupboard and access to all rooms. The lounge is located to the front and offers a bay fronted window and dual aspect windows. The property offers two bedrooms with the primary bedroom benefitting from built in wardrobes. Bedroom two could be used as a dining room and offers a sliding door out to the rear garden. The kitchen offers wall and base units, built in eye level oven, sink, drainer, spaces for all appliances and door leading out to the rear garden. The bathroom offers a four piece suite including shower cubicle, bath, wash hand basin and WC.

### EXTERNAL

To the front there is off road parking leading to the garage. The front has been laid to paving with hedges. The rear garden has been laid to lawn, patio area and trees to the rear. Side gate leading to the driveway. The garage offers an up and over door.

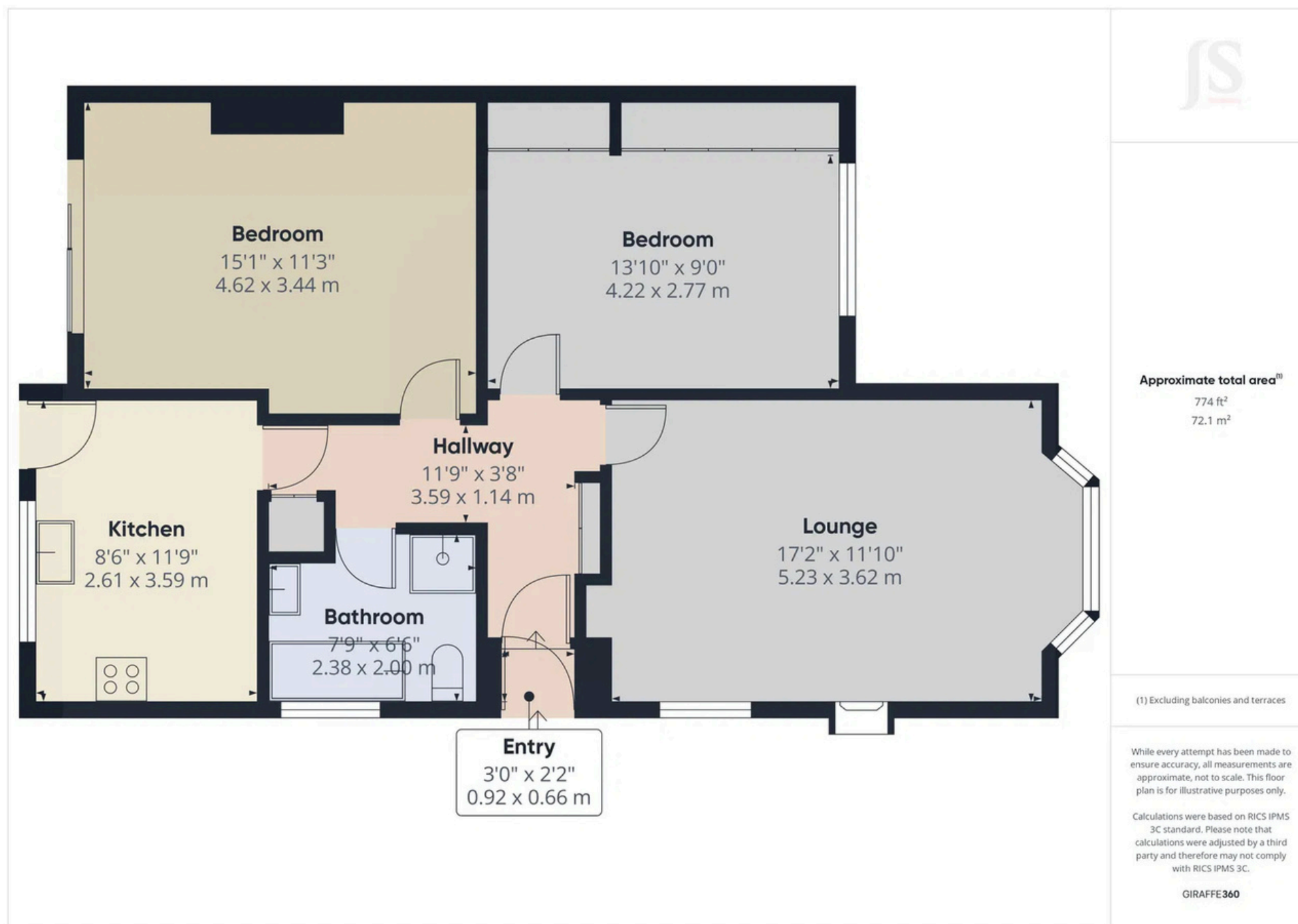
### SITUATED

In this sought after Tarring location with local shops & parks nearby. The property is within walking distance of Thomas a Becket first and Middle School, Durrington High & Worthing High School. The nearest mainline station is West Worthing which is approx. 0.7 miles away. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 1.6 miles away. Bus services run nearby.



To book a viewing contact us on: 01903 506080 | [westworthing@jacobs-steel.co.uk](mailto:westworthing@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)





## Property Details:

Floor area (as quoted by EPC: TBC

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.