



Aglaia Road, Worthing, BN11 5SN

Offers Over £400,000





We are pleased to offer to the market a semi detached bungalow. The property offers two double bedrooms, south facing lounge, kitchen, bathroom & seperate WC. The property offers a south facing rear garden, off road parking and garage. The property is in need of work and is being sold chain free.





## Key Features

- Semi Detached Bungalow
- Two Double Bedrooms
- Kitchen
- Bathroom & Seperate WC
- South Facing Lounge
- South Facing Rear Garden
- Off Road Parking & Garage
- In Need Of Work
- Close To The Seafront
- Walking Distance To Goring Road

Shops



**Bedrooms**



**2 Bathroom**



**1 Reception Rooms**

### INTERNAL

The front door opens into a welcoming entrance hall providing access to all rooms. The property features two double bedrooms, one of which includes built-in wardrobes. The kitchen is fitted with units and offers space for appliances, along with a sink and drainer, and a door leading to the side of the property. The south-facing lounge benefits from a feature fireplace surround with a gas fire and has direct access to the rear garden. The property also includes a bathroom and a seperate WC.

### LOCATION

In the desirable West Worthing, Aglaia Road is 500 yards from the seafront and 0.5 miles to the high street which offers amenities including convenience stores, coffee shops, eateries, pharmacy and banks. Bus routes run along adjoining George V Avenue and the closest train station is West Worthing, approximately 1 mile away. Worthing town centre is approximately 1.5 miles away offering restaurants, theatres and cinemas.

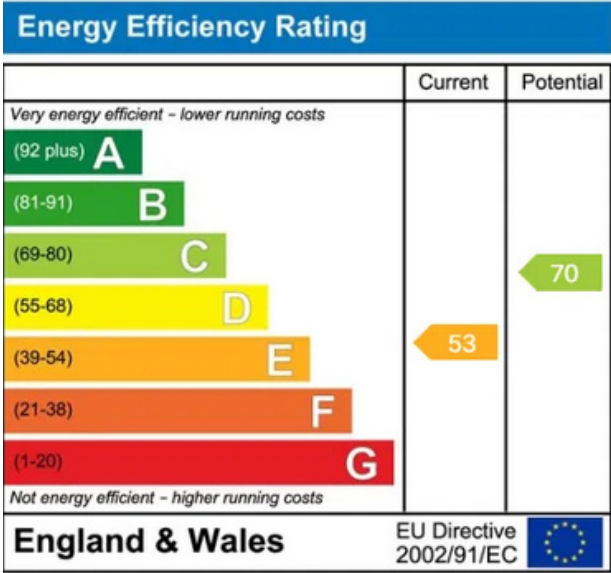
### EXTERNAL

To the front there is off road parking leading to the garage. Gate leading to the front section of the garden which has been laid to lawn with shrub borders, timber gate giving access to the side/ rear and access to storage. The rear garden has been laid to lawn with mature tree's, pathway to the rear, green house and two timber sheds.



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: 80 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.