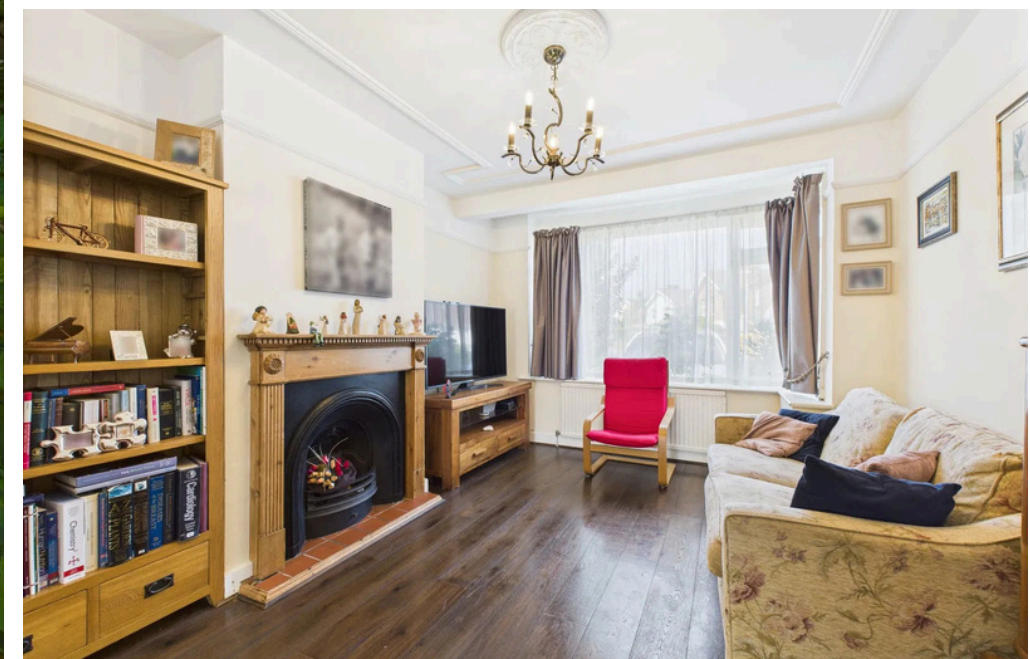




50 Ripley Road, Worthing, BN11 5NG
Guide Price £500,000



We are delighted to present to the market this well appointed and extended semi-detached home. The property features four bedrooms, two bathrooms, two reception rooms, a kitchen/breakfast room, utility room, ground floor study, and a convenient ground floor WC. Outside, the home boasts a private rear garden complete with a generous summer house and off-road parking. Ideally situated, the property is within close proximity to West Worthing Railway Station and the wide range of amenities available at Goring Road shopping parade.



Key Features

- Extended Semi Detached House
- Four Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Ground Floor Study & WC
- Kitchen/ Breakfast Room & Utility Room
- Off Road Parking
- Close To Goring Road Shops & West Worthing Railway Station
- Elm Grove School Catchment Area



4 Bedrooms



2 Bathroom



2 Reception Rooms

INTERNAL

The front door opens into a welcoming entrance hall providing access to the ground floor rooms and a convenient ground floor WC. The property benefits from a versatile ground floor room, ideal for use as a study or home office. There are two spacious reception rooms: the lounge features a charming square bay window and fireplace surround, with an open plan flow into the dining area. The dining space leads seamlessly into the kitchen/breakfast room, which is fitted with a range of wall and base units, a breakfast bar, oven with gas hob, sink and drainer, space for a dishwasher, and double doors opening onto the rear garden. An internal door provides further access to the utility room, which includes space and plumbing for a washing machine, space for a fridge/freezer, and a door to the rear garden. On the first floor, there are three well proportioned bedrooms, all offering fitted wardrobes. The family bathroom comprises a panelled bath with shower over, wash hand basin, WC, and bidet. The second floor hosts a generous additional bedroom with access to eaves storage. A shower room completes this floor, featuring a shower cubicle, wash hand basin, and WC.

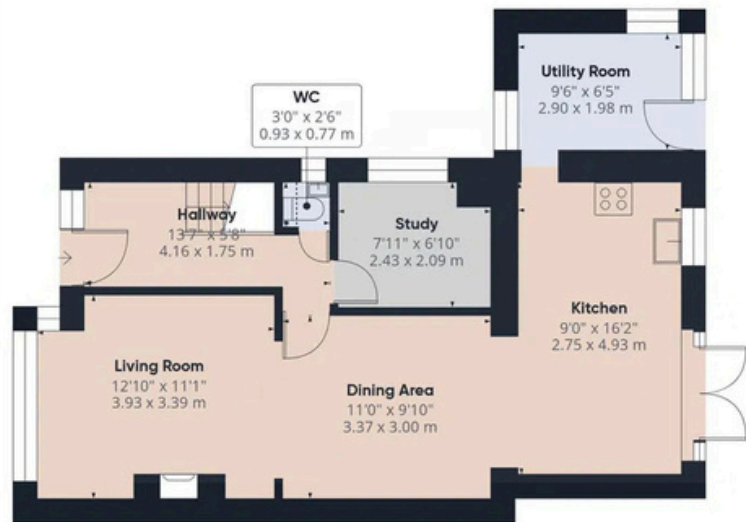
LOCATION

Situated in a highly sought after area of West Worthing, this property is ideally positioned within easy walking distance of Goring Road shops, Elm Grove School, and West Worthing Station. The seafront is just three quarters of a mile away, while Worthing Town Centre with its wide array of shopping facilities, restaurants, pubs, cinemas, theatres, and leisure amenities is less than one and a half miles from the property.

EXTERNAL

To the front, the property offers off-road parking for two vehicles, bordered by attractive floral planting. A timber side gate provides access to a storage shed and leads through to the rear garden. The rear garden is predominantly laid to lawn, with a patio area at the far end perfect for outdoor seating and entertaining. Further features include a brick-built traditional pizza oven, a garden shed, and a substantial timber summer house, which benefits from power and lighting, offering an excellent additional space for work or leisure.





Approximate total area⁽¹⁾
 1187 ft²
 110.1 m²

Reduced headroom
 32 ft²
 3 m²

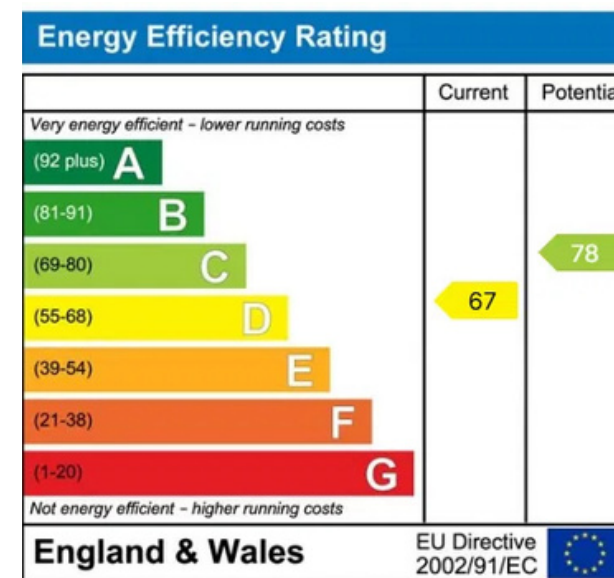
(1) Excluding balconies and terraces

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.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC: 114 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.