



Roedean Road | Worthing | BN13 2BS

Asking Price £375,000







A spacious semi detached house with three bedrooms, kitchen/breakfast room, utility room and large front and rear gardens. Being sold chain free.





# Key Features

- Semi Detached House
- Three Bedrooms
- Spacious Lounge
- Kitchen/Breakfast Room
- Conservatory
- Utilty Room
- Large Plot
- Garage
- Driveway & Off Road Parking
- Chain Free



**3 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

## INTERNAL

This generously sized home offers fantastic potential for updating and creating your dream space. You enter through a good-sized porch leading into a welcoming hallway. The lounge runs the full length of the property, enjoying a dual aspect that fills the room with natural light, and opens into a conservatory at the rear — a lovely spot overlooking the garden. The kitchen provides a good range of units along with a breakfast bar, perfect for casual meals. A handy utility room extends the kitchen's storage space and offers room for additional appliances. The ground floor also benefits from a convenient W.C. Upstairs, you'll find three bedrooms — two doubles both with fitted wardrobes and a spacious single, a white shower room completes the first floor. While the property would benefit from some modernisation, it offers a spacious layout and great potential to update and add value.

## EXTERNAL

The property boasts one of the largest plots on the road, featuring an expansive rear garden thoughtfully divided into three distinct sections. The first area offers a generous paved patio, perfect for outdoor dining and entertaining. Moving further back, the middle section is laid with low-maintenance artificial lawn, interwoven with charming winding pathways that invite you to stroll through the space. At the rear, you'll find another paved area, home to a timber garden shed, a delightful pergola adorned with creeping vines, and a cozy summer house. The hardstanding here is equipped with both power and water supply (subject to testing), making it an ideal location to create a home office, studio, or dedicated hobbies room.

## SITUATED

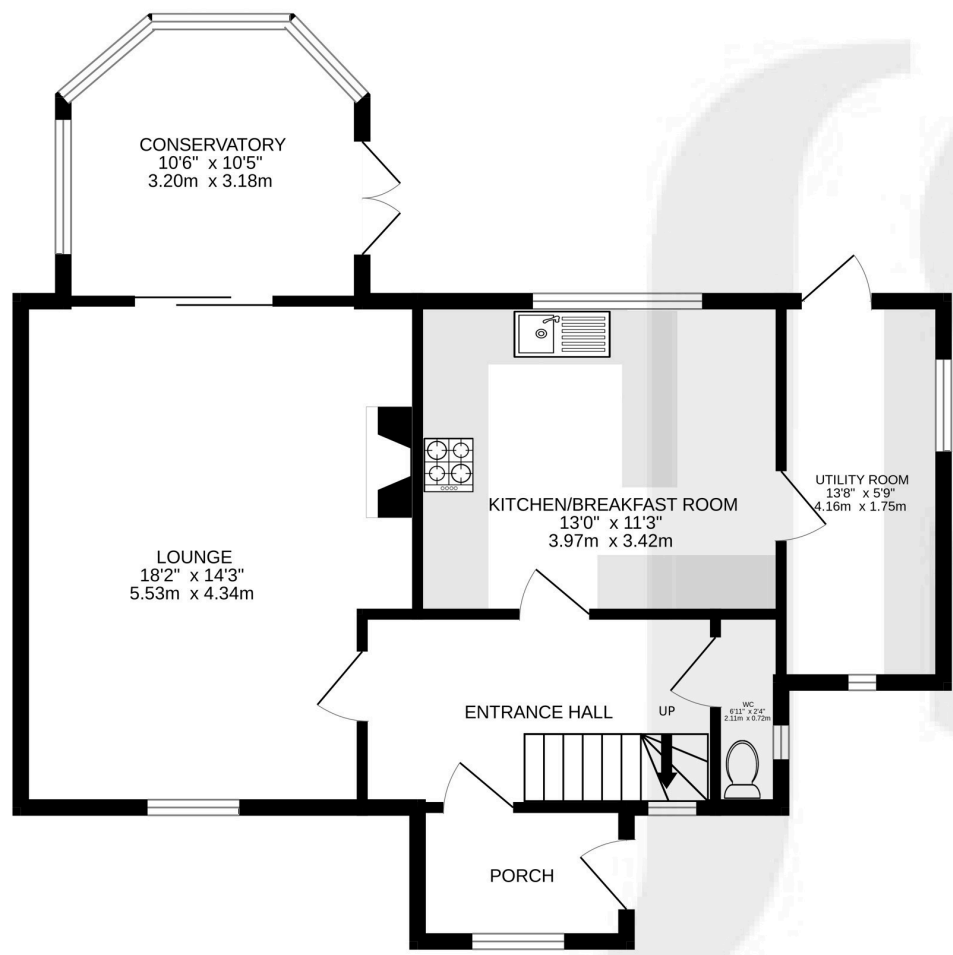
Situated In Salvington with easy access to the A27 and A24. Local shops and a park can be found nearby. The nearest station is Durrington on Sea which is approximately one and three quarters of a mile away, and bus services run nearby. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres, leisure facilities and the seafront is just over three miles away.



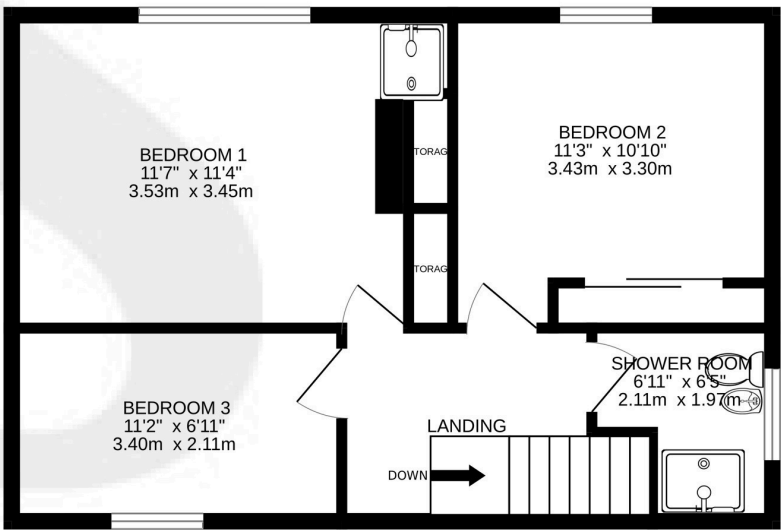
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Details:

Floor area as quoted by EPC: TBC SqFt

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.