



8 Langham Gardens, Worthing, BN11 5BN

Guide Price £450,000



We are delighted to present to the market this mid-terrace home, ideally located in a sought after residential area. The property features three bedrooms, a modern fitted kitchen, a spacious lounge, a dining room, a ground floor cloakroom and a well-appointed family bathroom. Additional benefits include a private rear garden, perfect for outdoor enjoyment and a garage situated within a nearby compound.



Key Features

- Well Presented Mid Terrace House
- Three Bedrooms
- Lounge & Dining Room
- Modern Fitted Kitchen
- Ground Floor WC
- Bathroom
- Garage
- Rear Garden
- Double Glazed Windows & Gas Fired Central Heating
- Bus Routes On Grand Avenue



3 Bedrooms



1 Bathrooms



2 Reception Room

INTERNAL

The front door opens into an entrance hall providing access to the ground floor rooms, a storage cupboard, and a ground floor cloakroom. The spacious lounge/dining room features a charming west-facing bay window, double doors leading out to the rear garden, and a door connecting to the modern fitted kitchen. The kitchen offers a range of wall and base units, a built in oven, gas hob, space for a fridge/freezer, and plumbing for a washing machine, along with a sink and drainer. A rear door from the kitchen provides direct access to the garden. Upstairs, there are three bedrooms, each benefiting from built in wardrobes. The modern family bathroom comprises a bath with a shower attachment and mixer taps, a wash hand basin with storage, and a WC.

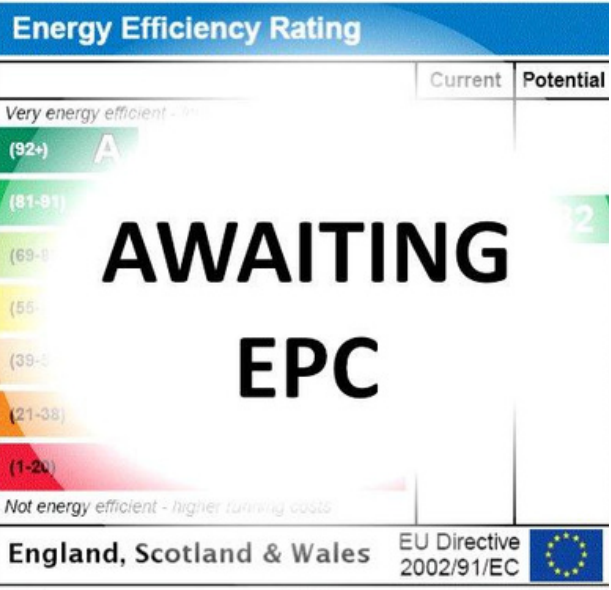
EXTERNAL

At the front, a pathway leads to the entrance, flanked by a lawned area with attractive flowerbeds. The rear garden is mainly laid to lawn, complemented by well-established flowerbeds. A spacious patio area offers ample room for outdoor furniture, while a secure timber gate provides convenient rear access.

SITUATED

Situated in a popular residential area of West Worthing, this property is nestled within a peaceful cul-de-sac just off Grand Avenue. The seafront and the local amenities of Goring Road are easily accessible, approximately half a mile away. Worthing town centre, offering a comprehensive range of shopping facilities, restaurants, pubs, cinemas, theatres, and leisure amenities, is just around one mile from the property. West Worthing railway station is conveniently located approximately half a mile away, and regular bus services run along Grand Avenue.





Property Details:

Floor area (as quoted by EPC: 93 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.