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## 5 Pelham Road Worthing, BN13 1JA

James and James Estate Agents are delighted to bring to the market this delightful three bedroom family house in the popular Thomas A Becket catchment area.

SITUATED just a short distance to Thomas A Becket Primary & Junior school catchment area, both schools being a short walk to West Worthing train station which operates the London Victoria & Brighton Line is 0.4 miles away and Tarring village centre with its pubs, cafes and convenience stores is close by. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 2 miles away.

The accommodation comprises entrance hall, ground floor WC, lounge, open plan kitchen/dining room, conservatory, three bedrooms and a family bathroom/WC.

There is a private west facing rear garden and a driveway offering off road parking. The property has the benefit of integrated appliances in the kitchen, double glazing, gas central heating and viewing is highly recommended.

- Three bedroom
- Semi detached house
- Popular Thomas A Becket catchment area
- Spacious kitchen/diner
- Lounge
- Conservatory
- West rear garden
- Kitchen with appliances
- Private Drive













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**Entrance Hall** 

Lounge 14'5 x 12'8 (4.39m x 3.86m)

WC

KIitchen/Diner 19'1 narrowing to 13'5 x 12'5 (5.82m narrowing to 4.09m x 3.78m)

Conservatory 12'3 x 12'3 (3.73m x 3.73m)

Bedroom One 14'5 x 11'2 (4.39m x 3.40m )

Bedroom Two 12'8 x 11'3 (3.86m x 3.43m)

Bedroom Three 7'7 x 7'2 (2.31m x 2.18m)

Family Bathroom

Driveway Parking

West Facing Rear Garden

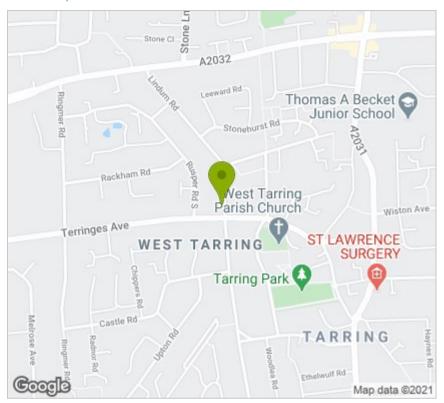
#### Floor Plan



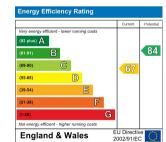
#### Viewing

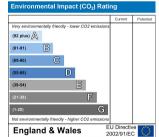
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

#### Area Map



### **Energy Efficiency Graph**





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