



32 Valencia Road | Worthing | West Sussex | BN11 4QD
Offers In Excess Of **£500,000**



Jacobs Steel are delighted to offer this beautifully presented semi-detached house to the market which has been thoughtfully renovated by the current owners. There are four bedrooms, refitted ensuite shower room and family bathroom, a 23ft lounge/diner and a modern kitchen which offers open plan living with the family room.



Key features:

- A Refurbished Semi-Detached House
- Four Bedrooms
- Master Bedroom With Ensuite Shower Room
- Refitted Family Bathroom
- Open Plan Kitchen & Family Room
- Immaculately Presented Throughout
- Ground Floor WC/Utility Area
- Off Road Parking For Two Cars
- 100 Yards From West Worthing Train Station
- No Onward Chain

 4 Bedrooms

 2 Bathrooms

 2 Living Rooms

INTERNAL The front door leads to a generous entrance hall with feature flooring and a recessed study area and under stairs cupboard; from the hall is a door leading to the dual aspect lounge/diner with feature bay window and log burner. The refitted kitchen features an island with 5 ring induction hob, composite work surfaces and a range of fitted Neff appliances; this is open plan with a utility area and downstairs WC. The family room to the rear has windows and double doors leading the rear garden and a feature lantern. Upstairs there are four bedrooms, the master bedroom offering a range of fitted storage and a refitted ensuite shower room; the family bathroom has a P-shaped bath with shower over.

EXTERNAL The enclosed rear garden has a decked seating area directly accessible from the family room and the remainder is laid to lawn with shrub borders and a shed. There is side access via secure gate and the front of the property is laid to a paved driveway offering parking for two vehicles.

SITUATED Positioned 100 yards from West Worthing train station, the property falls in a residential one-way street in the desirable West Worthing just a short distance from Worthing Seafront. Bus routes run along adjoining Tarring Road where you can find convenience stores and eateries. Worthing town centre with its comprehensive shops, restaurants and theatres is located approximately 1 mile away.

HALL

LOUNGE 13' 6" x 12' 3" (4.11m x 3.73m)

DINING ROOM 10' 10" x 10' 7" (3.3m x 3.23m)

KITCHEN/DINER 17' 2" x 13' 5" (5.23m x 4.09m)

FAMILY ROOM 15' 6" x 12' (4.72m x 3.66m)

BEDROOM ONE 15' 1" x 11' 3" (4.6m x 3.43m)

ENSUITE SHOWER ROOM

BEDROOM TWO 11' x 10' (3.35m x 3.05m)

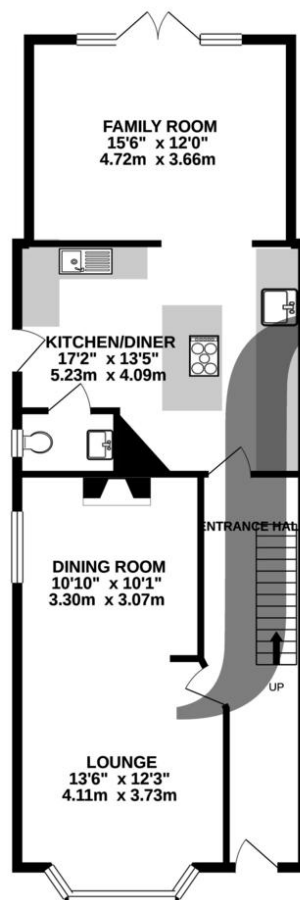
BEDROOM THREE 10' 6" x 8' 1" (3.2m x 2.46m)

BEDROOM FOUR 10' 7" x 6' 4" (3.23m x 1.93m)

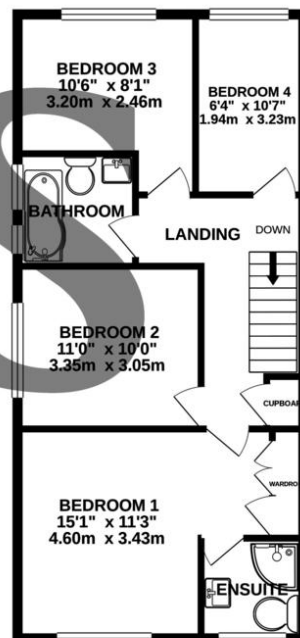
FAMILY BATHROOM



GROUND FLOOR
807 sq.ft. (75.0 sq.m.) approx.



1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 1426 sq.ft. (132.5 sq.m.) approx.

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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EPC TO FOLLOW

Property Details:

Floor Area: (TBC) – Floor area is quoted from the EPC

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.