



45 Trent Road  
Worthing, BN12 4EJ

Guide price £500,000



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GUIDE PRICE £500,000 - £525,000.  
James & James Estate Agents are delighted to bring to the market this sympathetically refurbished semi detached family home with SOUTH GARDEN, off road PARKING & a GARAGE.

Located in one of Goring By Sea most sought after roads. This beautiful 'West Park Semi' has the added benefit of a beautifully fitted kitchen diner and a luxury fully fitted bath/shower room. In our opinion internal viewing is considered essential to appreciate this spacious family home.

Trent Road is located in the popular and sought after West Park School Catchment area and is situated between George V Avenue and Shaftesbury Avenue. Durrington's mainline railway station is located at The Causeway with local shopping facilities available at Goring Road.

Favoured West Park semi

Deceptively spacious

Three double bedrooms

Feature south facing garden

Modern fitted kitchen/breakfast room

South facing rear garden

Ample off road parking

Garage Double glazing







Lounge  
14'10 x 13'10 (4.52m x 4.22m)

Dining Room  
16'0 x 14'0 (4.88m x 4.27m)

Modern Fitted Kitchen diner  
15'8 x 10'3 (4.78m x 3.12m)

Landing  
10'11 x 7'2 (3.33m x 2.18m)



Bedroom One  
15'11 x 13'10 (4.85m x 4.22m)

Bedroom Two  
14'11 x 12'08 (4.55m x 3.86m)

Bedroom Three  
10'9 x 8'9 (3.28m x 2.67m)

Family Bathroom  
10'4 x 5'5 (3.15m x 1.65m)

Separate WC

Garage



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

