



17 St. Thomas's Road

Worthing, BN14 7JW

Guide price £400,000

Freehold Council Tax Band C

Guide Price £400,000 - £425,000.

A superbly presented and well extended three bedroom family home situated in this popular residential area.

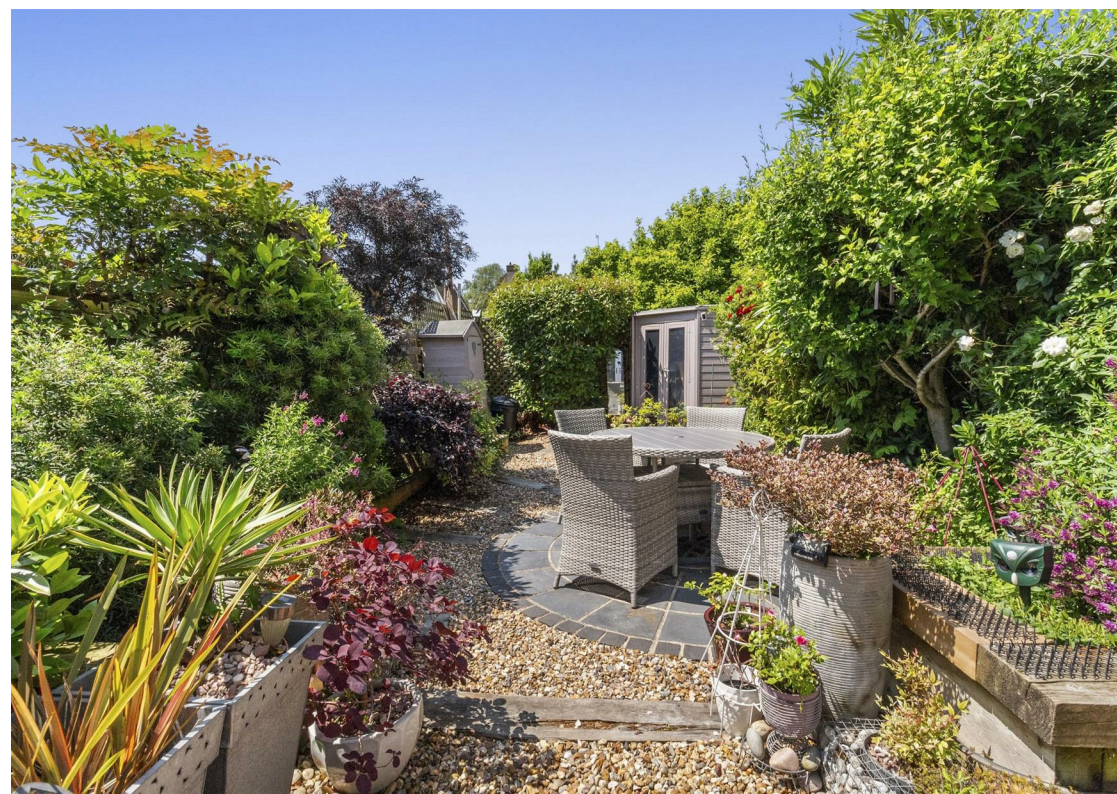
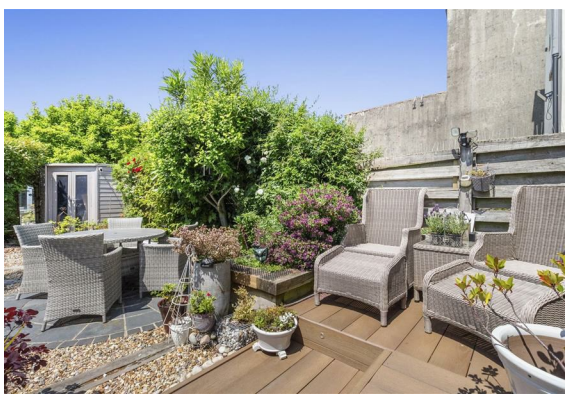
In brief, the accommodation comprises composite front door into spacious entrance hall with under stairs recess, a bay fronted lounge with focal living flame gas fire. The kitchen/dining room is a particular feature of the property with an extensive collection of high gloss units with a range of fitted and integrated appliances, with door leading to UPVC double glazed conservatory, and French doors onto the feature garden.

To the first floor there are three bedrooms with the master bedroom having a range of fitted wardrobes and a bay fronted window, and a modern fitted family bathroom.

Externally, the front of the garden has been arranged to provide off road parking, whilst the West facing rear garden is a particular feature of the property, having been landscaped with areas of composite decking, shingle, and flagstone. There is a profusion of tree and tree and shrub lined borders, and a summer house.

Other benefits include gas central heating, and in our opinion, internal viewing is considered essential to appreciate the overall size and condition of this beautiful home.

Situated in St. Thomas's Road, the property is ideally located close to West Worthing mainline railway station which gives great links to most major towns and cities. Buses also serve the area. Worthing town centre with its more comprehensive range of pedestrianised shopping facilities, bars and restaurants is approximately two miles distance.





Double Glazed Front Door Into
Entrance Hall
16'6 x 4'6 (5.03m x 1.37m)

Lounge
15'3 x 11'2 (4.65m x 3.40m)

Superb Modern Fitted Kitchen/
Diner
15'8 x 13'4 (4.78m x 4.06m)

UPVC Double Glazed Conservatory
11'2 x 9'2 (3.40m x 2.79m)

Stairs To First Floor Landing

Bay Fronted Bedroom One With
Fitted Wardrobes
15'2 x 8'4 (4.62m x 2.54m)

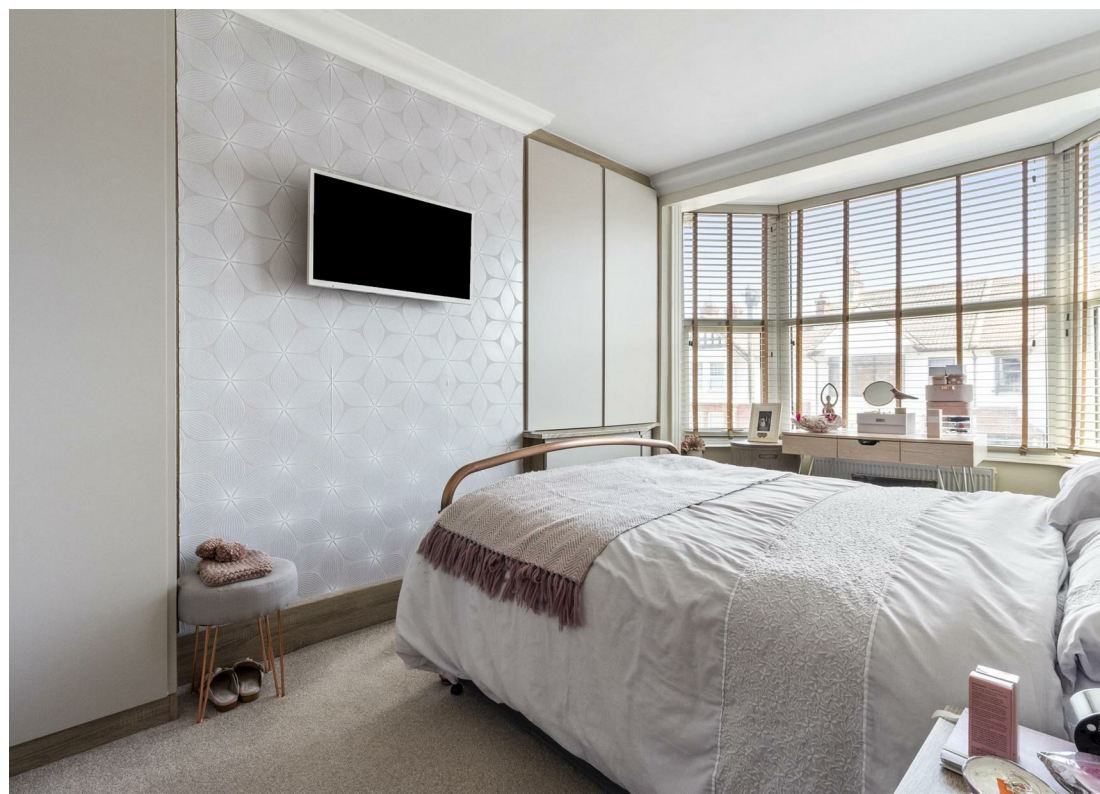
Bedroom Two
12'11 x 9'9 (3.94m x 2.97m)

Bedroom Three
8'11 x 5'7 (2.72m x 1.70m)

Family Bathroom

Off Road Parking

West Facing Rear Garden With
Summer House



Floor Plan



Viewing

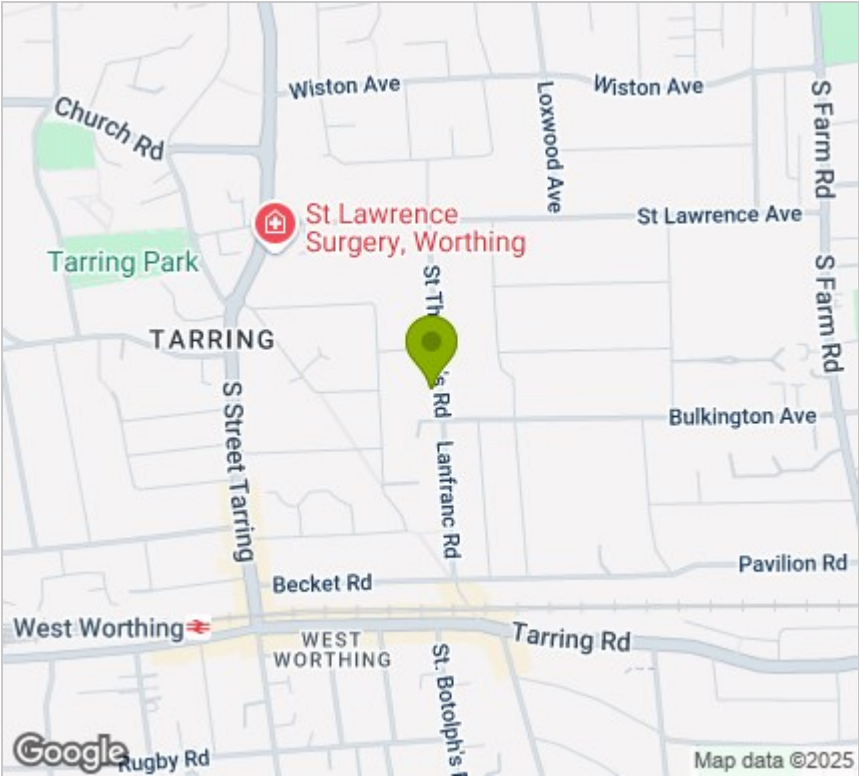
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

