



4 Beaumont Road

, Worthing, BN14 8HG

Guide price £525,000

Freehold Council Tax Band D

Offered for sale is this beautifully presented Willmore Phillips built 1930's semi-detached house in a popular residential location.

In brief, the accommodation comprises spacious entrance hall, bay fronted lounge, dining room with double doors onto a conservatory/garden room, modern fitted kitchen, outer lobby and ground floor W/C.

To the first floor are three good size bedrooms, with bedroom one being bay fronted. There is a family bathroom with separate W/C.

Outside, the front garden is mainly laid to lawn with a driveway providing off road parking leading to a garage with personal door to the rear garden. The rear garden is a particular feature of the property being laid predominantly to lawn with maturing tree and shrub lined borders, along with vegetable patches.

Other benefits include double glazing and gas central heating. In our opinion internal viewing is considered essential to appreciate the overall size and condition of this lovely family home.

Situated in Beaumont Road, the property is ideally located, being a pleasant stroll into Worthing town centre or Broadwater village. The nearest mainline railway station is Worthing, giving great links to most major towns and cities.

Please call the vendor sole agents to arrange a private viewing tour.





Double glazed front door into entrance hall
8'11 x 16'0 (2.72m x 4.88m)

Bay fronted lounge
15'5 x 12'7 (4.70m x 3.84m)

Dining room
13'9 x 10'11 (4.19m x 3.33m)

Conservatory
6'3 x 10'10 (1.91m x 3.30m)

Kitchen
16'4 x 9'3 narrowing to 7'7 (4.98m x 2.82m narrowing to 2.31m)

Outer lobby

Ground floor w/c

Stairs to first floor landing

Bay fronted bedroom one
15'10 x 12'7 (4.83m x 3.84m)

Bedroom two
13'10 x 12'2 (4.22m x 3.71m)

Bedroom three
12'6 x 7'5 (3.81m x 2.26m)

Family bathroom

Separate w/c

Front garden

Off road parking

Garage
13'10 x 9'2 (4.22m x 2.79m)

Feature rear garden



Floor Plan



Viewing

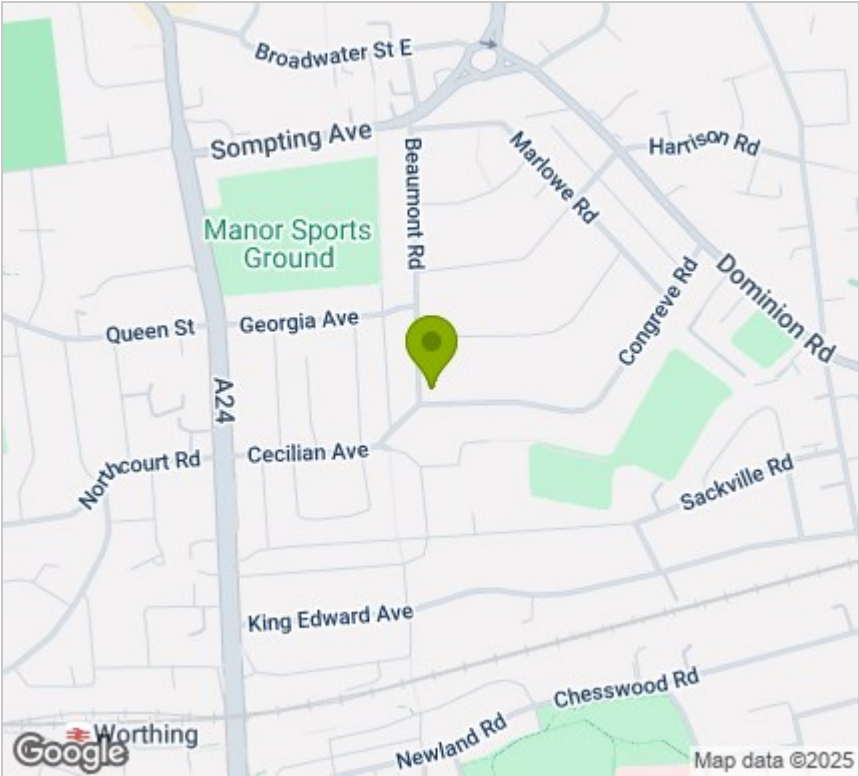
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Area Map



Energy Efficiency Graph

