

1 Garrick Road

Worthing, BN14 8BE

Guide price £475,000

Freehold Council Tax Band C



Guide Price £475,000 - £500,000.

A well extended semi-detached family home in a popular residential area.

In brief, the accommodation comprises entrance porch into spacious entrance hall, lounge with focal fireplace, open plan kitchen/dining room, and a ground floor extension providing a double bedroom, en-suite shower room, and an additional sitting room.

To the first floor there are three good sized bedrooms, a modern family bathroom, and access to the boarded loft space with two Velux windows.

Externally there is ample off road parking and a garage (fully insulated currently being used as an office) with personal doors to garden.

The rear garden is a particular feature of the property being laid predominantly to lawn with a decked area and patio area. Other benefits include gas central heating and double glazing. In our opinion, internal viewing is considered essential to appreciate the overall size of the accommodation of this lovely family home.

Situated in Garrick Road, the property is ideally located for both St. Andrews and Davison High Schools, along with Northbrook College. Worthing town centre is close by, and the nearest mainline railway station is Worthing giving great links to most major towns and cities. Broadwater village with its comprehensive range of shops, bars, cafes, and restaurants is also just a short walk away.

Please contact the vendor's sole agents to arrange a private viewing tour.

Double glazed front door into entrance porch

Solid wood front door into spacious entrance hall
14'2 x 7'4 (4.32m x 2.24m)

Lounge
14'9 x 12'1 (4.50m x 3.68m)





Open plan kitchen/dining room
20'5 x 15'0 (6.22m x 4.57m)

Annex sitting room
10'5 x 10'0 (3.18m x 3.05m)

Annex bedroom
9'9 x 11'9 (2.97m x 3.58m)

Annex en-suite shower room
9'8 x 3'6 (2.95m x 1.07m)

Stairs to first floor landing

Bay fronted bedroom one
15'0 x 10'9 (4.57m x 3.28m)

Bedroom two
11'3 x 10'7 (3.43m x 3.23m)

Bedroom three
8'2 x 8'3 (2.49m x 2.51m)

Storage/Wc

Family bathroom
8'3 x 7'8 (2.51m x 2.34m)

Boarded loft room
13'5 x 14'6 (4.09m x 4.42m)

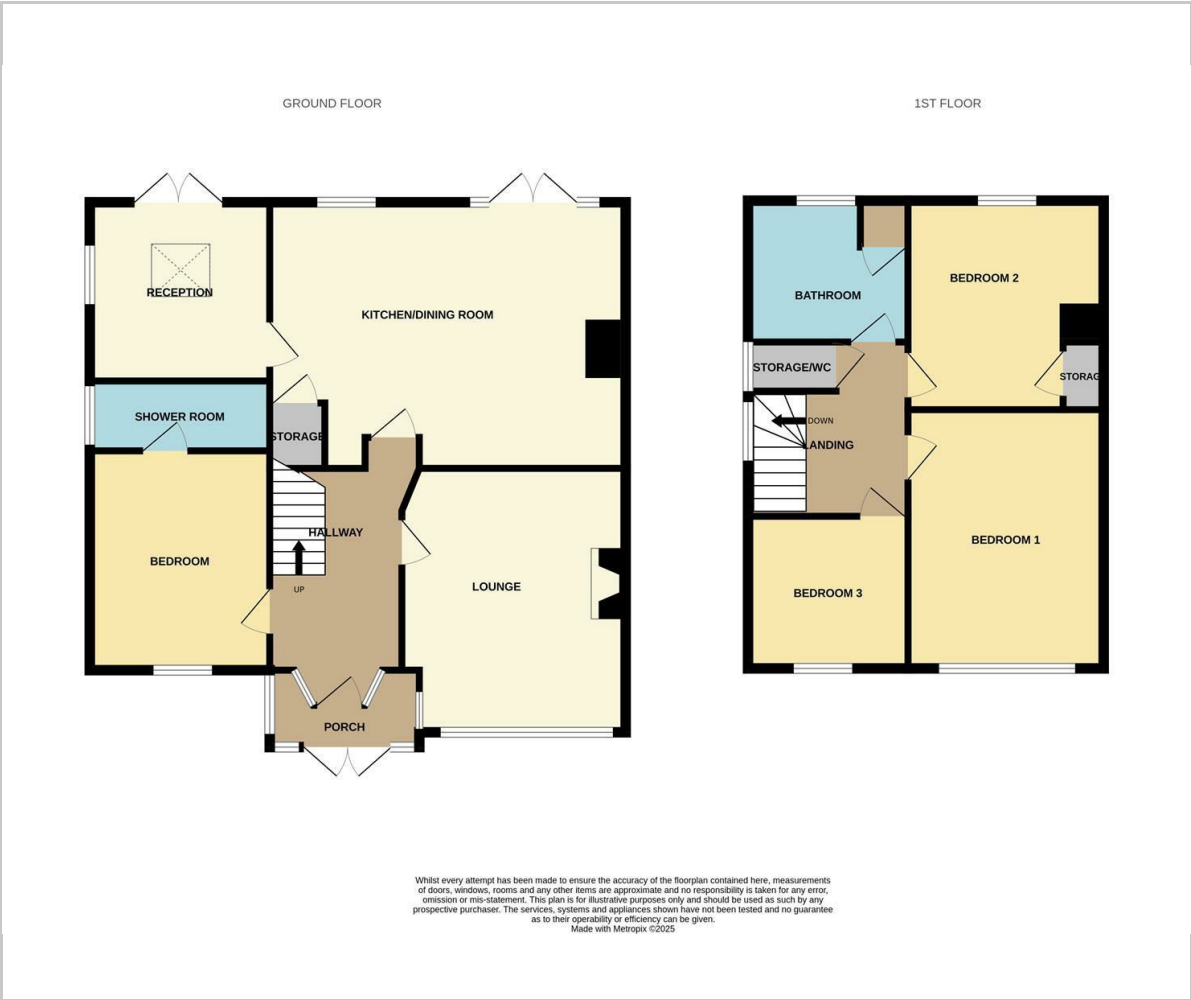
Rear garden

Garage with French doors

Ample off road parking



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

