



**JAMES & JAMES**  
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50 Rackham Road

Worthing, BN13 1LW

Guide price £450,000

Freehold Council Tax Band D



A versatile four bed, semi-detached chalet style property in the popular Tarring location.

In brief, the accommodation comprises entrance porch into entrance hall with ground floor cloakroom and ground floor bath & shower room. There are two ground floor bedrooms and an open plan lounge/ dining/kitchen breakfast room with bifold doors onto the rear garden. To the first floor are two further bedrooms.

Externally, the front garden is laid to lawn with ample off road parking, which intern leads to a garage. There is also a rear garden. Other benefits include gas and heating and double glazing.

Situated in Rackham Road, the property is just a short walk from Durrington-on-Sea station which offers great links to most major towns and cities. Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities is approximately three miles distance.

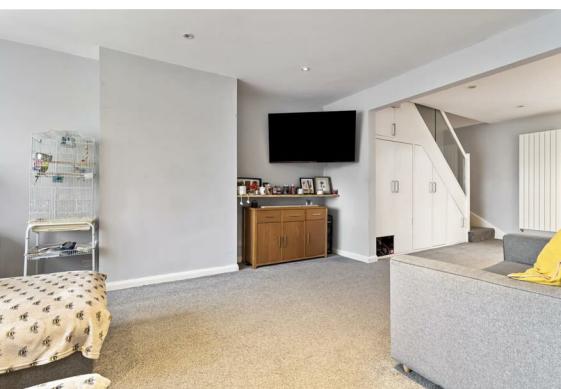
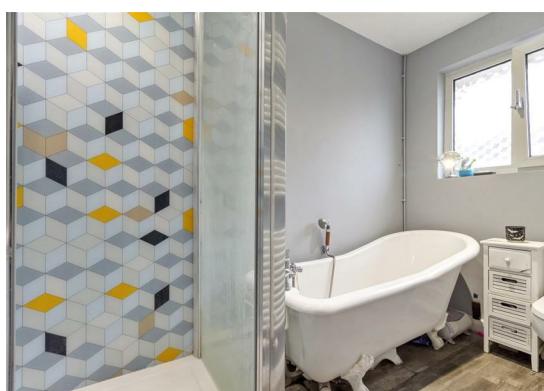
Please contact the vendor's sole agents to arrange your private viewing tour.

**Entrance porch**  
**2'8 x 4'9 (0.81m x 1.45m)**

**Entrance hall**  
**8'5 x 5'9 (2.57m x 1.75m)**

**Lounge area**  
**16'1 x 11'2 (4.90m x 3.40m)**





Dining area  
8'9 x 12'1 (2.67m x 3.68m)

L-shaped kitchen  
10'6 narrowing to 9'7 x 24'2  
narrowing to 8'5 (3.20m narrowing to 2.92m x 7.37m narrowing to 2.57)

Ground floor family bath & shower room  
10'0 x 5'2 (3.05m x 1.57m)

Bedroom one  
10'3 x 11'2 (3.12m x 3.40m)

Stairs to first floor landing

Access to loft space

Bedroom two with walk in wardrobe  
13'11 x 9'10 (4.24m x 3.00m)

Bedroom three  
10'9 x 9'11 (3.28m x 3.02m)

Bedroom four  
14'4 x 6'9 (4.37m x 2.06m)

Rear garden

Off road parking

Garage

## Floor Plan



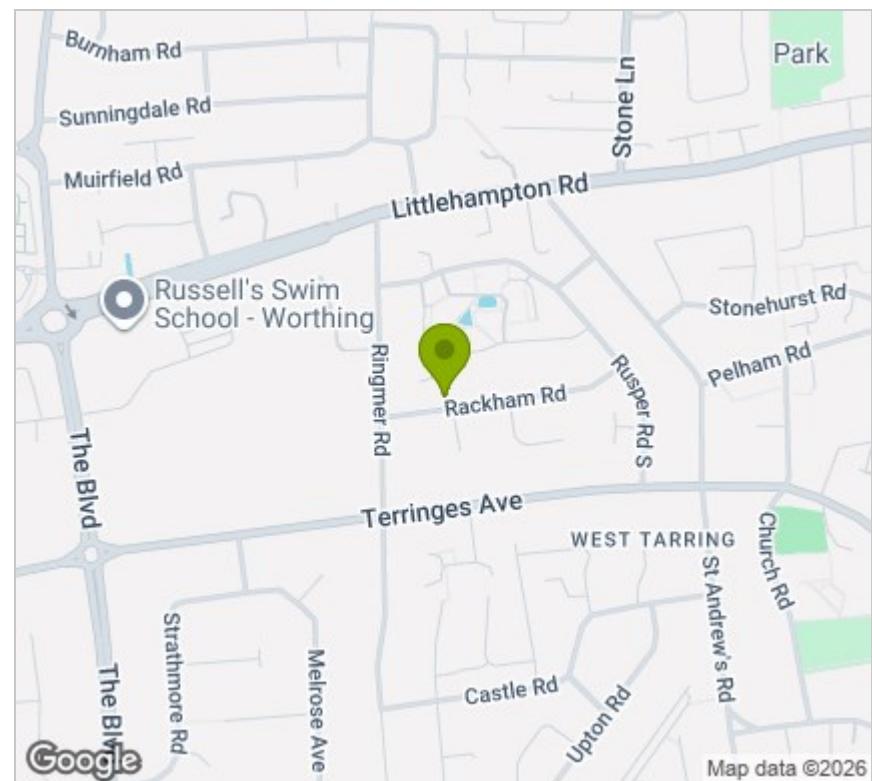
## Viewing

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.

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## Area Map



## Energy Efficiency Graph

