



**Guide Price**

**£400,000**

**Freehold**

3x  1x  1x 

**New Road, Worthing,  
West Sussex, BN13**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Wonderful extended detached house in a sought after location
- Lovely light and spacious rooms
- Great catchment area for primary and secondary schools
- Easy access to the A27
- Close to local shops and parks

## Accommodation

### GROUND FLOOR

Entrance Porch

Lounge/Dining Area: 31'4 x 11'5 (9.56m x 3.48m)

Kitchen : 10'0 x 7'0 (3.05m x 2.14m)

### FIRST FLOOR

Landing

Bedroom 1: 14'0 x 9'0 (4.27m x 2.75m)

Bedroom 2: 10'1 x 8'5 (3.08m x 2.57m)

Bedroom 3: 9'0 x 7'8 (2.75m x 2.34m)

Bathroom

### OUTSIDE

Private Rear Garden

Front Garden

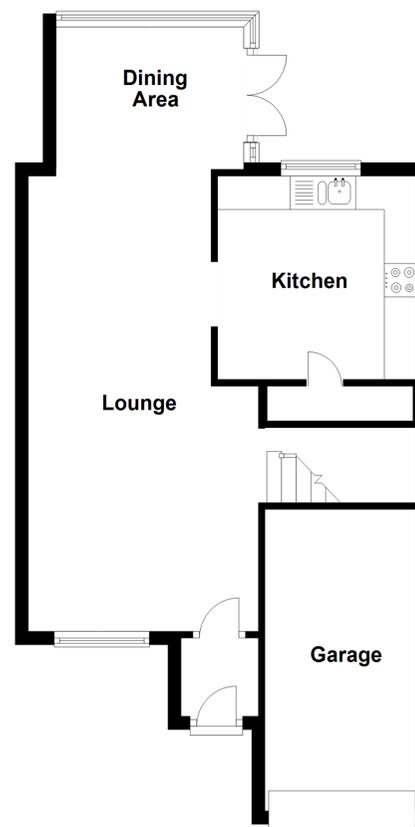
Garage & Driveway

**Call Worthing - 01903 700657 ■ cubittandwest.co.uk**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

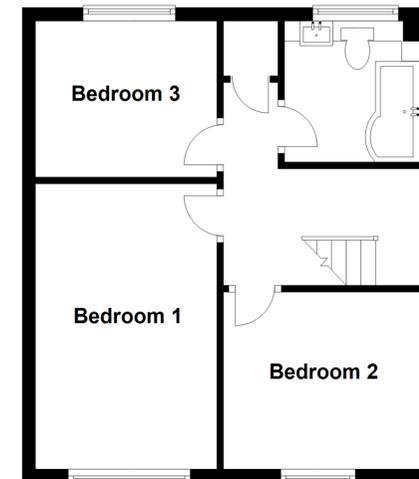
### Ground Floor

Approx. 54.5 sq. metres (586.2 sq. feet)



### First Floor

Approx. 39.5 sq. metres (425.3 sq. feet)



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