



**Price**  
**£575,000**

**Freehold**

3x  2x  2x 

**Shermanbury Road,  
Worthing, West Sussex,  
BN14**

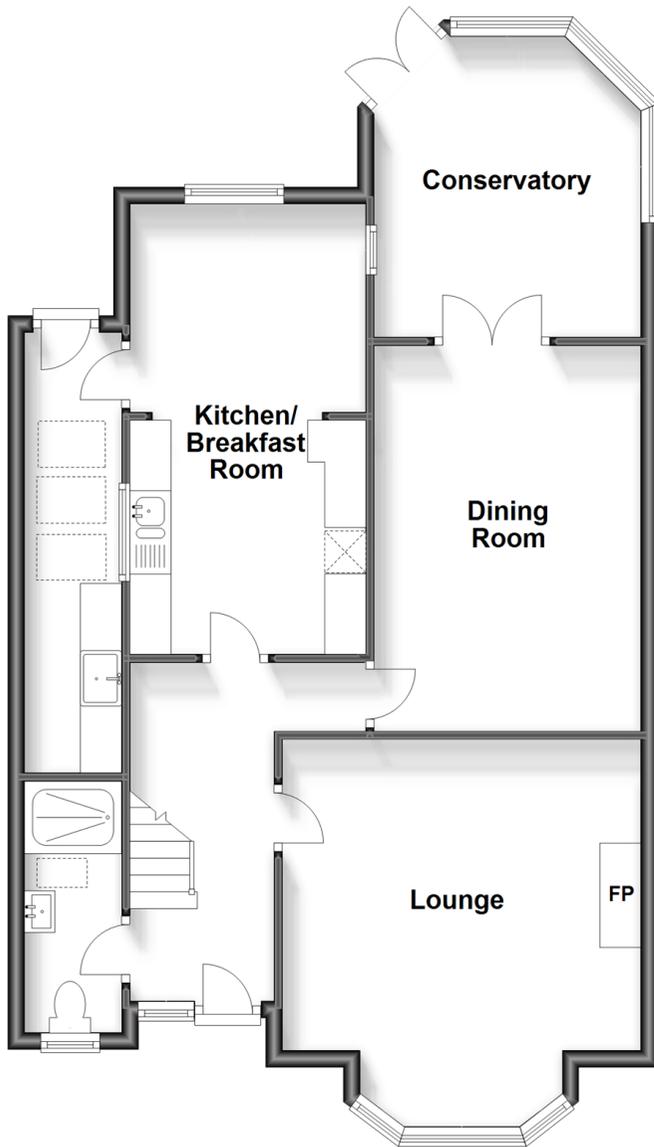
**OVER 60?**

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

**cubitt & west**  
Helping you move forwards

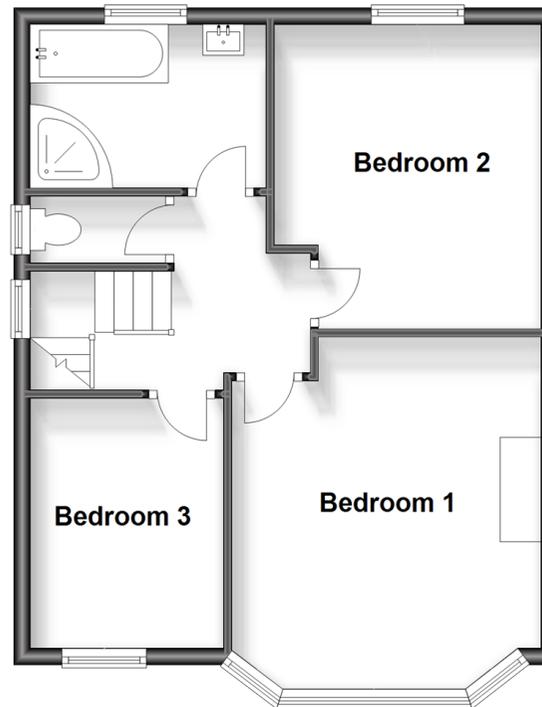
## Ground Floor

Approx. 80.3 sq. metres (864.3 sq. feet)



## First Floor

Approx. 47.8 sq. metres (514.6 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway

Cloakroom/Shower

Lounge: 14'3 x 12'2 (4.35m x 3.71m)

Dining Room: 15'2 x 10'6 (4.63m x 3.20m)

Kitchen/Breakfast Room: 18'2 x 9'2 (5.54m x 2.80m)

Conservatory: 11'3 x 10'2 (3.43m x 3.10m)

Utility Room: 17'8 x 3'8 (5.39m x 1.12m)

### FIRST FLOOR

Landing

Bedroom 1: 14'7 x 12'1 (4.45m x 3.69m)

Bedroom 2: 12'2 x 10'6 (3.71m x 3.20m)

Bedroom 3: 9'8 x 7'9 (2.95m x 2.36m)

Bathroom/Shower Room

Separate WC

### OUTSIDE

Front & Rear Gardens

Private Driveway



## Main features

- A beautiful extended semi detached older style property
- Light and spacious rooms
- Sought after area
- Catchment area for Thomas A Beckett School
- Great transport links and shops nearby
- Garden Office
- Private Driveway

## Nearest Schools

Primary Schools: Thomas A Becket Middle School 0.4 miles, St Mary's Catholic Primary, Worthing 0.5 miles, Broadwater CofE First and Middle School 0.5 miles  
Secondary Schools: Worthing High School 0.2 miles, Our Lady of Sion School 0.7 miles, St Andrew's CofE High

## Transport Information

Train Stations: West Worthing 0.4 miles, Worthing 0.4 miles, Durrington-on-Sea 1.1 miles

## Address

Shermanbury Road, Worthing, West Sussex, BN14

## Directions

For directions to this property please contact us.



**cubitt&west**  
Helping you move forwards

Call West Worthing Branch 01903 700657 ■ [cubittandwest.co.uk](https://www.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.



EPC RATING



40903207/20230829/JS/JS