





21 Valencia Road, Worthing - BN11 4QD

Offers over £425,000 Freehold

A spacious three-bedroom family home with scope to modernise, off-street parking, and a generous west-facing garden just moments from West Worthing station.

MATTHEW ANTHONY

Incorporating ***Stafford Johnson***





This charming semi-detached period home offers over 1,200 sq. ft. of versatile accommodation across two floors. Ideally positioned in West Worthing, this property is perfect for growing families or those looking to put their own stamp on a characterful home.

Step inside the inviting entrance hall, where you'll immediately appreciate the high ceilings and sense of space. To the front of the house, the bay-fronted living room is bright and welcoming an ideal spot for relaxing by the fire. Behind this, the dining room features another fireplace and opens onto a lean-to, providing useful additional space and garden access.

The kitchen, positioned to the side, is well laid out and leads through to the downstairs bathroom a practical addition for busy households.
Upstairs, you'll find three bedrooms, two of which are spacious doubles. The main bedroom, with its bay window, enjoys an open outlook to the front, while the generous second bedroom mirrors the dining room below in size. The third bedroom, overlooking the rear garden, could serve well as a child's room, office or guest space. A second bathroom completes the first floor.

Outside, the west-facing garden is a real highlight. Mature planting offers privacy, and while it would benefit from some attention, it presents an exciting opportunity for keen gardeners. There's also a timber shed, perfect for storage. To the front, there's a private driveway offering off-street parking a real bonus in this central location.

In Your Local Area
Valencia Road is a sought after street just a short walk from West Worthing station. Nearby Tarring Road and South Street, Tarring are full of independent shops, cafes and micropubs. The property is situated within both the Thomas A Becket and West Park catchment areas.

Flood Risk:

Surface water: very low

Rivers and the sea: very low

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

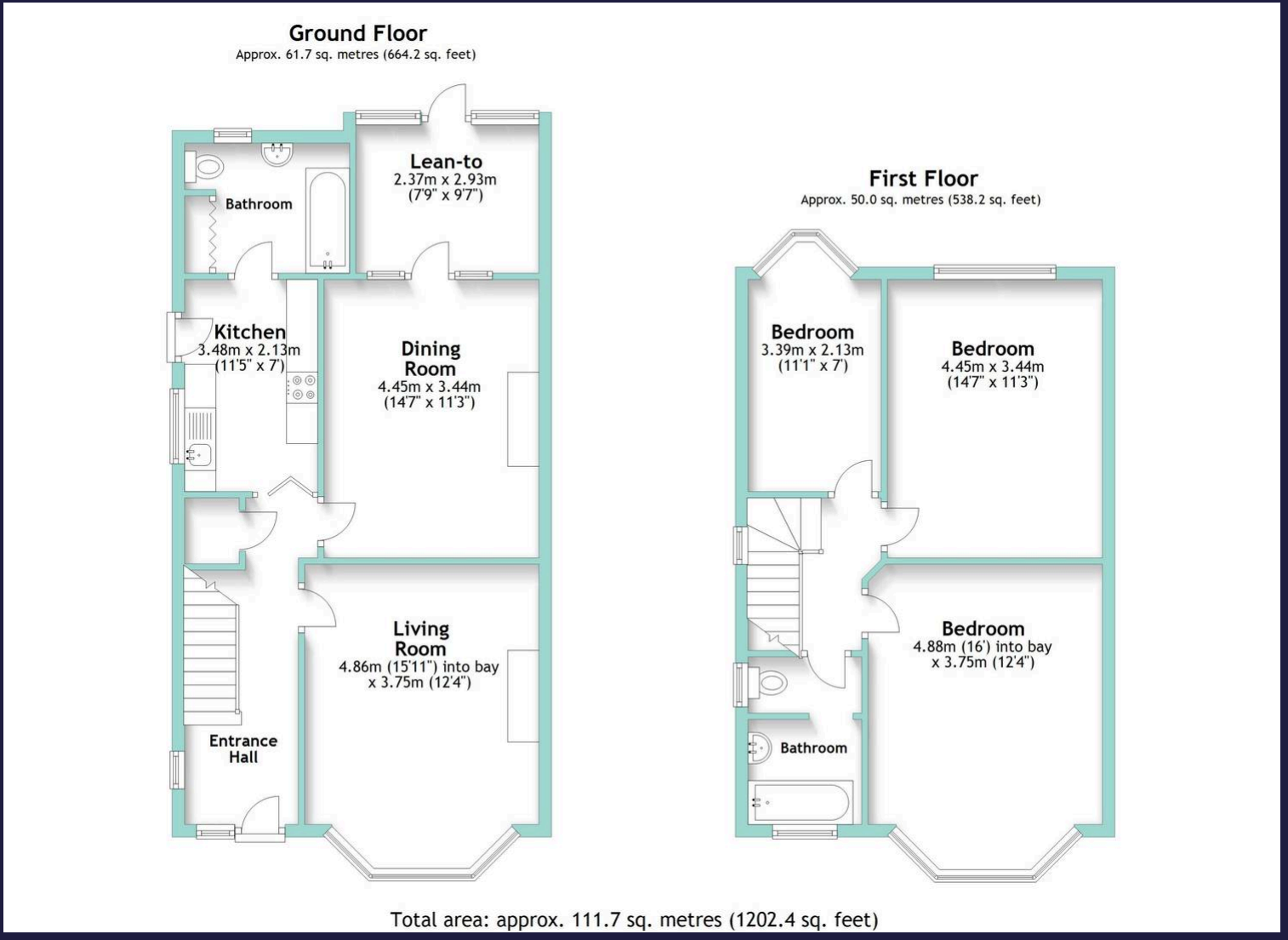












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Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.