



24 Greenland Road, Worthing, BN13 2RR
Offers In Excess Of £375,000

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We are delighted to bring to market this beautifully presented three-bedroom semi-detached house, ideal for families or first-time buyers. Internal Accommodation the property offers a welcoming living room and a spacious open-plan kitchen/dining area—perfect for both everyday living and entertaining. Upstairs, you'll find three generously sized bedrooms, all served by a modern and stylish family bathroom. External features include a private rear garden, a front garden with ample space, and a private driveway leading to a garage, offering plenty of parking and storage options. Early viewing is highly recommended to fully appreciate the quality and condition of this fantastic home.

- Semi Detached Family Home
- Three Bedrooms
- Open Plan Kitchen/Dining
- Double Glazed Windows
- Gas Central Heating
- Private Driveway & Garage
- Salvington Catchment
- Viewing Recommended





Entrance Hall

4.60m x 1.57m (15'1" x 5'2")

Floorboards throughout. Radiator. Spotlights. Access to under stair cupboard.

Lounge

4.04m x 3.45m (13'3" x 11'4")

Floorboards throughout. Feature bay with double glazed window. Radiator. Fireplace.

Kitchen/Diner

5.25 x 3.28m (17'2" x 10'9")

Floorboards throughout. Radiator. Double glazed window. Double Glazed French doors leading onto rear garden. A modern kitchen suite comprising of; a range of matching wall and base units. Roll edge work surfaces. Inset stainless steel sink with drainer. Integrated appliances including, oven, microwave, dishwasher, four ring hob with extractor fan above. Space for washing machine. Spotlights.



First Floor Landing

2.31m x 1.93m (7'7" x 6'4")

double glazed window. Spotlights. Access to loft via pull down ladder.

Bedroom One

4.29m x 3.12m (14'1" x 10'3")

Carpeted throughout. Double Glazed window.

Bedroom Two

3.71m x 3.28m (12'2" x 10'9")

Carpeted throughout. Radiator. Double glazed window. Built in storage cupboard.

Bedroom Three

2.49m x 1.96m (8'2" x 6'5")

Carpeted throughout. Radiator. Double glazed window.

Bathroom/W.C

2.31m x 1.75m (7'7" x 5'9")

Tiled flooring throughout. Fully tiled walls. Panelled bath with shower attachment above. Low level Wc with matching vanity wash hand basin with storage



cupboard and drawers below. Wall mounted heated towel rail. Frosted double glazed window. Spotlights throughout.

OUTSIDE

Front Garden

large lawned area with mature tree and shrub boarder. Access to private front driveway with parking for multiple cars.

Rear Garden

A west/north facing rear garden mainly laid to lawn with a sizeable patio area. Door leading into private Garage.

Private Driveway

Private driveway for multiple cars

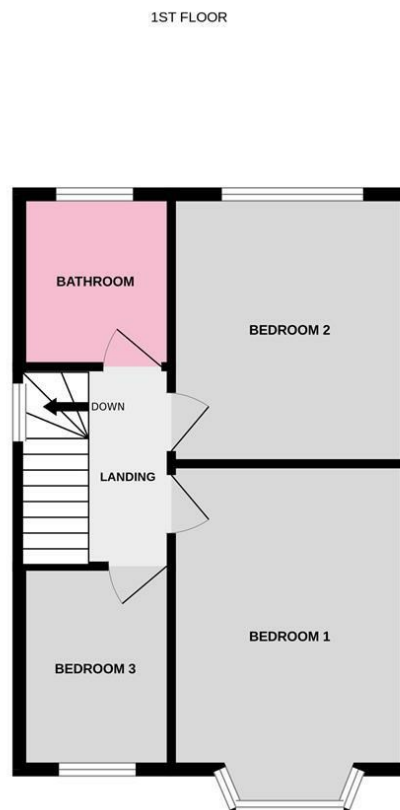
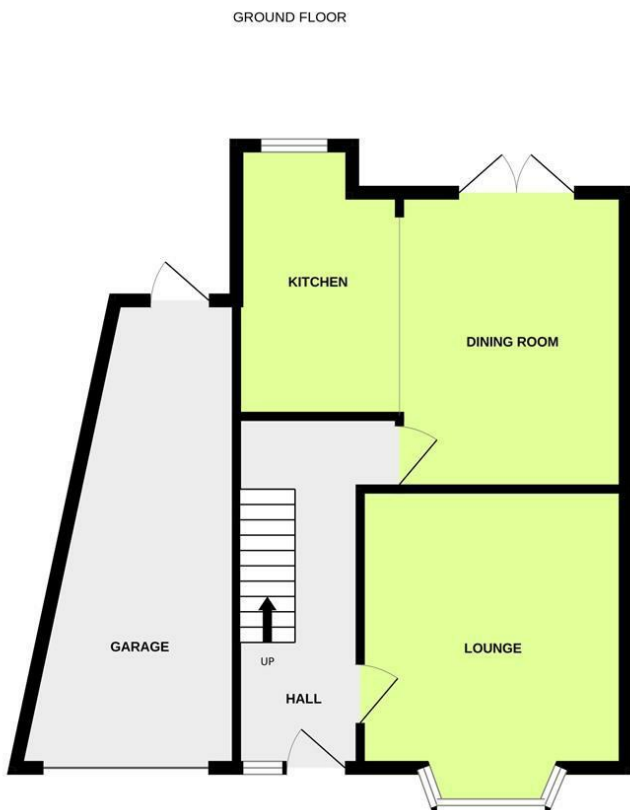
Adjoining Garage

6.10m x 2.44m (average width) (20'0" x 8'0" (average width))
Accessed via up and over door. Power and lighting.

Council Tax

Council Tax Band C





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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