



11a Aglaia Road, Worthing, BN11 5SN  
Guide Price £360,000





We are pleased to offer a mid terrace house to the market. The property is in need of complete refurbishments and offers three double bedrooms, two reception rooms, kitchen, bathroom and separate WC. The property benefits from a south facing rear garden, garage and no ongoing chain.



## Key Features

- Mid Terrace House
- Three Double Bedrooms
- Two Reception Rooms
- Kitchen
- Bathroom & Separate WC
- In Need Of Full Renovation
- South Facing Rear Garden
- Garage
- Close to Worthing Seafront
- Close To Local Shopping Facilities



**2 Bedrooms**



**1 Bathrooms**



**1 Reception Room**

### INTERNAL

Front door leading into the entrance porch with access into the first reception room. The reception room offers access into the second reception room, kitchen and stairs rising to the first floor. The kitchen offers spaces for all appliances and door leading out to the rear garden. On the first floor there are three double, family bathroom and a separate WC.

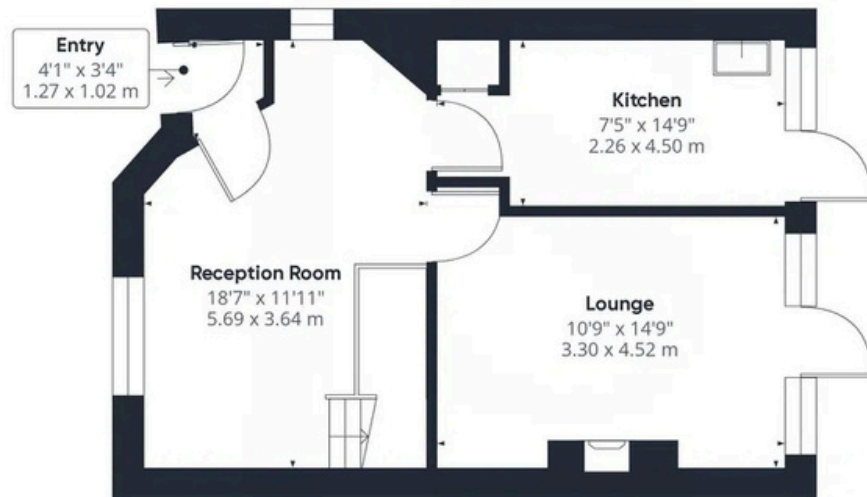
### EXTERNAL

To the front there is a shared drive, section laid to lawn to the front, mature hedges, and pathway to front door. Shared drive leading to the garage. The garage offers an up and over door and there is access to the rear garden via a gate. The rear garden is south facing and offers access to brick built storage.

### LOCATION

In the desirable West Worthing, Aglaia Road is 500 yards from the seafront and 0.5 miles to the high street which offers amenities including convenience stores, coffee shops, eateries, pharmacy and banks. Bus routes run along adjoining George V Avenue and the closest train station is West Worthing, approximately 1 mile away. Worthing town centre is approximately 1.5 miles away offering restaurants, theatres and cinemas.





Floor 0



Floor 1



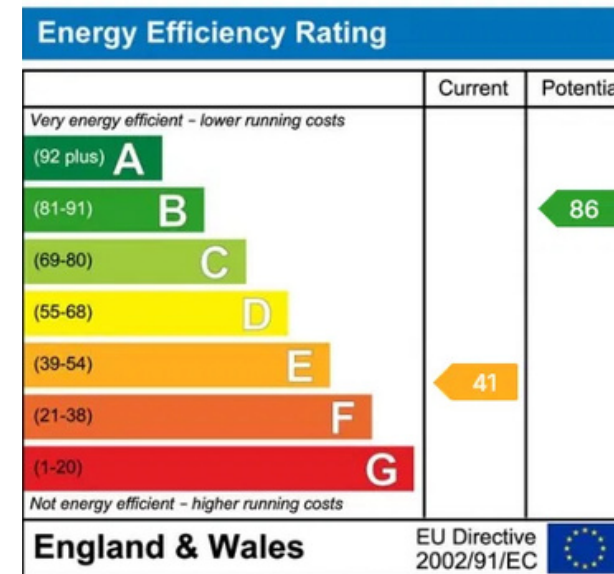
Approximate total area<sup>(1)</sup>  
1046.58 ft<sup>2</sup>  
97.23 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



## Property Details:

Floor area (as quoted by EPC: TBC sqm)

Tenure: Leasehold

Council tax band: B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.