



**ASPIRE** RESIDENTIAL



**44 Reigate Road**  
Worthing BN11 5NF

**£1650pcm**

**Semi-Detached Family Home in  
West Worthing  
Living Room  
Southerly Aspect Rear Garden &  
ORP**

**Modern Kitchen/Dining Room  
Three Bedrooms  
EPC Rating C  
Unfurnished  
Council Tax Band D**

Aspire Residential is delighted to offer a spacious Semi-Detached family home situated in West Worthing. The property comprises three bedrooms, modern fitted kitchen/diner, living room, wet room, off road parking, southerly aspect rear garden with greenhouse and a summer house/office. The property is unfurnished and available from September.



### Entrance Porch

Entrance porch leading through to:

### Entrance Hall

Stairs leading to the first floor. Doorway leading to:

### Living Room 12' 10" x 12' 4" (3.91m x 3.76m)

Double glazed front aspect bay window. Open plan leading to:

### Kitchen/Diner 18' 8" x 13' 3" (5.69m x 4.04m)

Double glazed side aspect door leading to the front or rear garden. Double glazed rear window. Modern fitted kitchen with the integral washing machine and dishwasher. Space for the fridge/freezer. Rear aspect door leading to the:

### Conservatory 10' 8" x 4' 8" (3.25m x 1.42m)

Currently used as a utility room with space/plumbing for washing machine and dryer.

### Bedroom One 13' 5" x 11' 0" (4.09m x 3.35m)

Double glazed front aspect window. Radiator.

### Bedroom Two 13' 4" x 11' 0" (4.06m x 3.35m)

Double glazed Southerly aspect rear window. Radiator.

### Bedroom Three 7' 7" x 7' 4" (2.31m x 2.24m)

Double glazed front aspect window. Radiator.

### Bathroom

Double rear and side window. Panelled bath with shower over. Wash hand basin. Low level WC.





## Outside

### Front Garden

Off road parking for at least two vehicles. Side access to the rear garden.

### Southerly Aspect Rear Garden

Mainly laid to lawn, with seating areas. Greenhouse. Summerhouse with power and lighting for an office.

