

## WEST WORTHING OFFICE

4 Wallace Parade, Goring Road, Worthing, BN12 4AL

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### Upper Brighton Road, Worthing BN14 9HY | Asking Price of £650,000

- Five Double Bedroom Detached House
- Three Reception Rooms
- Ground Floor Cloakroom
- Four En-Suites
- Lawned Rear Garden
- Gas Fired Central Heating & DG Windows With Integrated Blinds
- Refitted Kitchen/Breakfast Room & Utility Room
- Fantastic Master Bedroom Suite
- Refitted Family Bathroom
- Paved Frontage with Electric Gates and Garage





A fantastic five double bedroom detached family home.

Internally there is a feature entrance porch and hallway leading to two good size reception rooms with fireplaces. At the rear is a spacious kitchen/breakfast room with utility area and second sitting room. Also on the ground floor is a refitted cloakroom. On the first floor there are four double bedrooms, three having en-suite shower rooms and a refitted family bathroom. On the second floor is a fantastic master bedroom suite with sitting area and study area and an en-suite shower room.

Externally the front has been laid to paving providing off road parking for several vehicles with electric gates and a garage. The rear garden is laid to lawn with patio area.

Situated in a popular, convenient location with easy reach of shopping facilities at Broadwater and Lyons Farm Retail Park.

There are a selection of schools within the local area for all ages. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately one and a half miles away. The nearest station is Worthing which is approximately one mile away. Bus services run nearby.

ENTRANCE PORCH: Feature stained glass front door. Glazed door to:

ENTRANCE HALL: Wood flooring and understairs storage.

GROUND FLOOR CLOAKROOM: Part tiled walls, concealed cistern wc, fitted cupboard, pedestal wash hand basin, ladder style radiator, spot lights.





**LOUNGE:** (S) 14' 6" x 14' 3" (4.42m x 4.34m) Feature cast iron fireplace with marble hearth and mantle over, wooden flooring, two radiators, double doors to:

**DINING ROOM:** (S) 14' 10" x 14' 3" (4.52m x 4.34m) Feature cast iron fireplace with marble hearth and mantle over, wooden flooring.

**SECOND LOUNGE/RECEPTION ROOM:** (N)  
13' 7" x 11' 4" (4.14m x 3.45m) Wooden flooring, double glazed doors to rear garden. Opening to:

**KITCHEN/BREAKFAST ROOM:** 17' 1" x 13' 5" (5.21m x 4.09m) Range of units and sink with space for appliances, built in microwave and oven, five ring gas hob, double glazed doors leading to rear garden.

**UTILITY AREA:** Range of units and sink with space for appliances.

**FIRST FLOOR LANDING:** Feature double glazed window.

**BEDROOM TWO:** 14' 6" x 14' 3" (4.42m x 4.34m) Picture rail.

**ENSUITE SHOWER ROOM:** Shower cubicle, concealed cistern wc, wash hand basin with cupboards below, ladder style radiator and extractor fan.

**BEDROOM THREE:** 15' 4" x 13' 10" (4.67m x 4.22m) Picture rail.

**ENSUITE SHOWER ROOM:** Shower cubicle, wash hand basin with cupboards below, low level wc suite, ladder style radiator, and extractor fan.

**BEDROOM FOUR:** 14' 3" x 13' 6" (4.34m x 4.11m) Picture rail.

**ENSUITE SHOWER ROOM:** Shower cubicle, concealed cistern wc, wash hand basin and cupboards below, ladder style radiator and extractor fan.

**BEDROOM FIVE:** 14' 4" x 10' 0" (4.37m x 3.05m) Picture rail.

**FAMILY BATHROOM/WC:** Half tiled walls, large panelled bath, pedestal wash hand basin, shelved cupboard, ladder style radiator.

**SEPARATE WC:** Concealed cistern wc and shelving over.

**SECOND FLOOR LANDING:**  
**MASTER BEDROOM SUITE:** 29' 6" (8.99m in length) with three open plan areas.

**BEDROOM AREA:** 15' 7" (4.75m in width) Space for wardrobes.

**LOUNGE AREA:** 12' 1" (3.68m in width) Velux windows, eaves storage space. Double glazed doors opening to a Juliet balcony.

**STUDY/OFFICE AREA:** 15' 2" (4.62m in width) Velux window with views to the South and Sea.

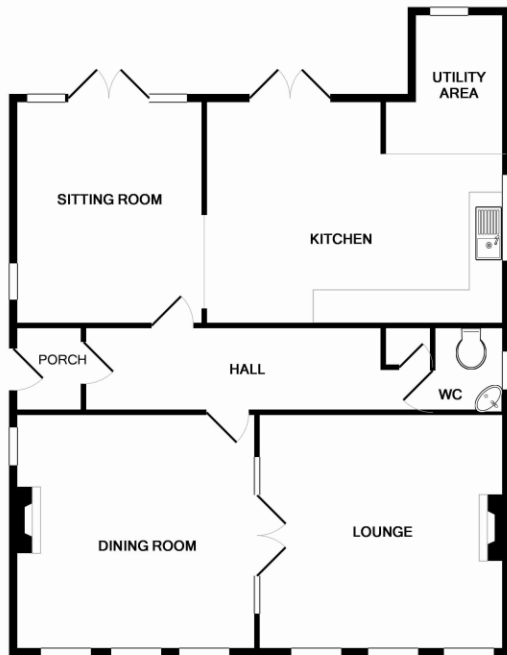
**ENSUITE SHOWER ROOM:** Shower cubicle, wash hand basin with cupboards below, low level wc, ladder style radiator, extractor fan.

**FRONT GARDEN:** Electric wrought iron gate with intercom. Paved area providing parking for several vehicles, boat or caravan etc.

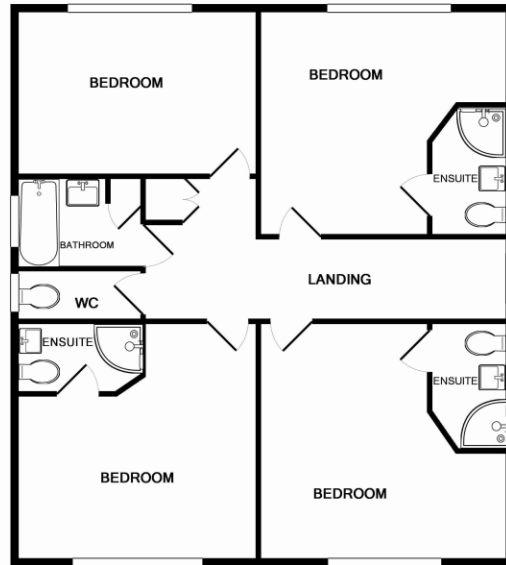
**GARAGE:** With pitched roof and power & light. Personal door to the garden.

**REAR GARDEN:** Mainly laid to lawn with power points, outside tap, covered area leading to the front via a wooden gate.

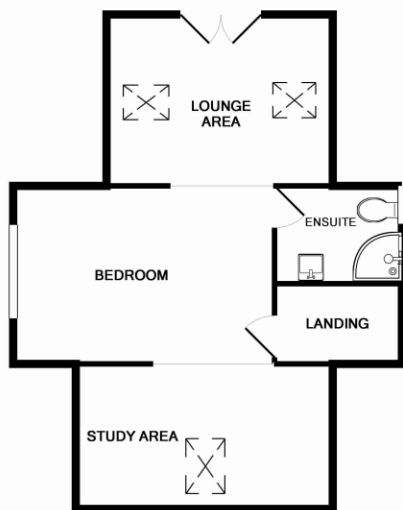




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Floor Area

2,928 sq ft / 272sq m - floor area is quoted from the EPC

## Tenure

Freehold

## Council Tax

Band F Worthing Borough Council

## Viewing Arrangements

Strictly by appointment

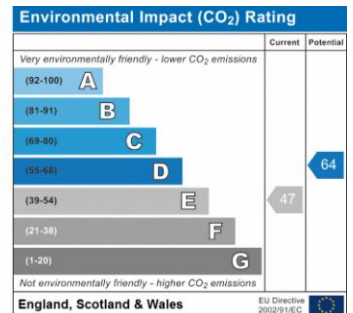
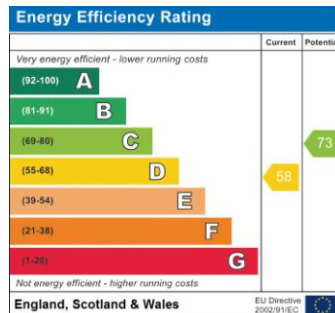
## Contact Details

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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 traveling 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.