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53 Upper Brighton Road
Worthing BN14 9HY
Guide price
£625,000



and company
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Estate and letting agents



**** Guide Price £625,000 - £650,000 **** An extended five double bedroom detached residence offering both spacious and immaculately presented accommodation within the catchment area of Charmandean. The accommodation consists of an enclosed entrance porch, reception hall, lounge, dining room, kitchen/breakfast room, utility area, family lounge, ground floor cloakroom, first floor landing, four double bedrooms, three with en-suite shower room, family bathroom, separate w.c, second floor landing, master bedroom with lounge area, study area and an en-suite. Externally the home has a gated private driveway, garage and rear garden.



Property Features

This five bedroom detached family home is located on the Charmandean catchment of the A27 road, making it an ideal location for commuters with such easy access to both the A27 and A24 roads. The home has been extended and updated throughout by the current owners, and so now offers spacious, versatile and extremely well presented accommodation. Benefits include the property have a re-fitted kitchen with dining and utility areas, re-fitted family bathroom, four bedrooms with their own en-suite shower room, double glazed windows with integrated blinds, gas central heating, gated private driveway with garage and off street parking for numerous vehicles, solid wood flooring, vendor suited and with internal viewing essential to fully appreciate the overall size and condition of this family residence.

Enclosed Entrance Porch 5'8 x 5'1 (1.73m x 1.55m)

Accessed via a feature stained glass front door. Part tiled walls. Cloaks hanging area. Inner glazed doors to reception hall.

Reception Hall 19'9 x 6'6 (6.02m x 1.98m)

Radiator. Solid wood flooring. Central heating thermostat. Telephone point. Levelled and cornice ceiling. Staircase to first floor landing with an understairs storage cupboards. Doors to cloakroom, dining room and kitchen.

Lounge 14'6 x 14'3 (4.42m x 4.34m)

South aspect via three double glazed windows with integrated blinds. Feature cast iron fireplace with marble hearth. Two radiators. Solid wood flooring. TV point. Feature wall. Levelled and cornice ceiling. Glazed doors to dining room.

Dining Room 14'10 x 14'3 (4.52m x 4.34m)

Dual aspect a North facing and three South facing double glazed windows all with integrated blinds. Feature cast iron fireplace with marble hearth and mantle over. Two radiators. Solid wood flooring. Levelled and coved ceiling.

Kitchen/Breakfast Room 17'1 x 13'5 (5.21m x 4.09m)

L' shaped fitted suite comprising of a single drainer enamel sink unit having mixer taps and storage cupboards below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Fitted oven, grill and microwave. Five ring hob with extractor hood over. Space for dishwasher, American style fridge/freezer and further appliance. Space for dining table and chairs. Tile effect flooring. Levelled ceiling. East aspect double glazed window and North aspect double glazed French doors onto rear garden, all with integrated blinds.

Utility Area 7'2 x 4'11 (2.18m x 1.50m)

L' shaped with inset single drainer sink unit having mixer taps and storage cupboards below. Matching shelved wall units. Space for washing machine and tumble dryer. Part tiled walls. Levelled and cornice ceiling with spotlights. East aspect double glazed window.

Family Room 13'7 x 11'4 (4.14m x 3.45m)

Dual aspect via West facing double glazed windows and North facing double glazed French doors onto rear garden, all with integrated blinds. Radiator. Solid wood flooring. Levelled and cornice ceiling.

Ground Floor Cloakroom 6'5 x 3'4 (1.96m x 1.02m)

Concealed push button w.c. Pedestal wash hand basin with mixer taps. Fitted storage cupboard. Chrome ladder design radiator. Tile effect flooring. Levelled and cornice ceiling with spotlights. Double glazed window.

First Floor Landing

Accessed via staircase from the reception hall. Half landing area with a feature North facing double glazed window. The main landing area has a radiator, central heating thermostat and built in storage cupboard. Levelled ceiling. Staircase to second floor landing. Doors to all first floor bedrooms.

Bedroom Two 14'6 x 14'3 (4.42m x 4.34m)

South aspect via double glazed windows with integrated blinds. Radiator. Feature wall. Picture rail. Levelled and cornice ceiling.

En-Suite Shower Room 7'3 x 5'0 (2.21m x 1.52m)

Fitted suite comprising of a step in shower cubicle having shower unit and tiled surround. Wash hand basin with mixer taps. Concealed push button w.c. Chrome ladder design radiator. Extractor fan. Levelled ceiling with spotlights.

Bedroom Three 15'4 x 13'10 (4.67m x 4.22m)

South aspect via double glazed windows with integrated blinds. Radiator. Feature wall. Picture rail. Levelled and cornice ceiling.

En-Suite Shower Room 7'5 x 5'0 (2.26m x 1.52m)

Fitted suite comprising of a step in shower cubicle having shower unit and tiled surround. Wash hand basin with mixer taps. Push button w.c. Chrome ladder design radiator. Extractor fan. Levelled ceiling with spotlights.

Bedroom Four 14'3 x 13'6 (4.34m x 4.11m)

North aspect via double glazed windows with integrated blinds. Radiator. Feature wall. Picture rail. Levelled and cornice ceiling.

En-Suite Shower Room 7'3 x 5'0 (2.21m x 1.52m)

Fitted suite comprising of a step in shower cubicle having shower unit and tiled surround. Wash hand basin with mixer taps. Concealed push button w.c. Chrome ladder design radiator. Extractor fan. Levelled ceiling with spotlights.

Bedroom Five 14'4 x 10'0 (4.37m x 3.05m)

North aspect via double glazed windows with integrated blinds. Radiator. Picture rail. Levelled and cornice ceiling.

Family Bathroom 7'4 x 6'5 (2.24m x 1.96m)

Modern fitted suite comprising of a panelled bath having mixer taps. Pedestal wash hand basin with mixer taps. Chrome ladder design radiator. Part tiled walls. Extractor fan. Levelled and cornice ceiling with spotlights. Double glazed windows with integrated blinds.

Separate W.C

Concealed push button w.c. Levelled and cornice ceiling with spotlights. Double glazed windows with integrated blind.

Second Floor Landing

North aspect stained glass double glazed window. Door to master bedroom.

Bedroom One

The top floor is arranged as an open plan suite and divided into three areas, a lounge, an office and a bedroom area.

Tenure

Freehold

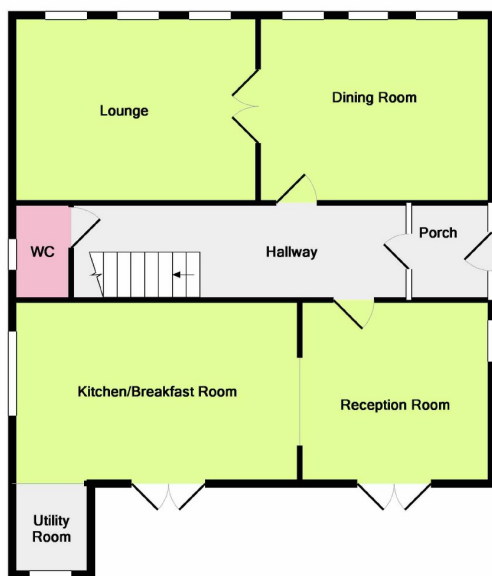
Council Tax Band

Local Authority



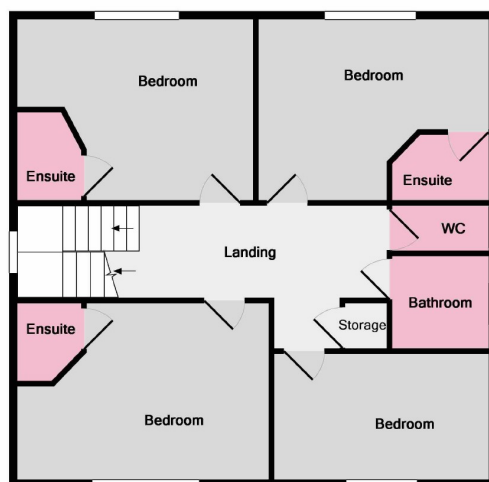




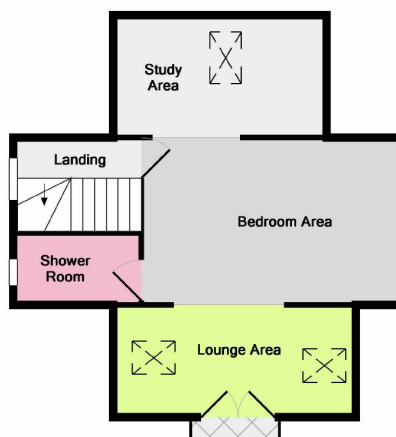


Ground Floor

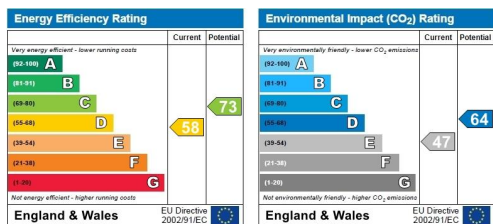
Measurements are approximate. Not to scale. Illustrative purposes only
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1st Floor



2nd Floor



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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