



76 The Drive, Worthing, BN11 5LN
Asking Price £424,500

John Edwards & Co is delighted to present this beautiful four-bed link detached house on The Drive, in ever popular West Worthing, only a short walk from the town centre and historic seafront, just minutes from West Worthing train station, enabling easy access into London, Brighton, and Littlehampton, and close to the vibrant South Street shopping parade. It is also within the catchment area of several prominent schools, including Elm Grove primary, and Davison, Worthing, Bohunt, St Andrews, and Durrington high Schools.

The property comprises four bedrooms (two double, two single), a good sized living room, a newly installed kitchen and breakfast room with a host of integrated appliances, a family bathroom, front and rear gardens, and a good sized exterior storage shed with the potential to become a home office, salon, gym, or treatment room for those looking to work from home.

This is a genuinely lovely family home in a hugely desirable area and one in which we anticipate a great deal of interest.

EXTERIOR



The front garden is laid to shingle for ease of maintenance, with plenty of space for potted plants and bin storage. The front door is sheltered beneath a storm porch, and there is exterior lighting.

ENTRANCE HALL



The spacious entrance hall has a solid wood floor, a coved and skimmed ceiling with pendant lighting, a radiator, power and TV points, and the doors into the living room, the kitchen and breakfast room, and the downstairs bedroom.

LIVING ROOM



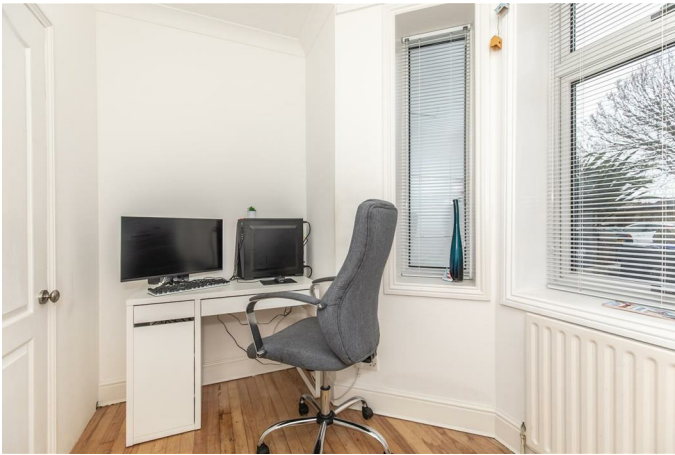
Good sized living room which has a solid wood floor, a coved and textured ceiling with pendant lighting, TV and power points, an electric fireplace with wooden surround and mantel, some wall-mounted shelving, and double-glazed windows to front aspect.

KITCHEN & BREAKFAST ROOM



The kitchen - which has only very recently been installed - features a range of wall and base mounted cabinets, square-edged work surfaces with an inset sink and drainer, integrated appliances including a fridge/freezer, Bosch oven and grill, a Bosch four burner induction hob with extraction unit over, a dishwasher and a washing machine, and a good sized peninsula/breakfast bar with space for stools and storage below. There is a vinyl floor, a skimmed ceiling with inset spotlighting, a radiator, power points, double glazed windows and door to rear aspect, and a good sized inbuilt pantry which also houses the electrics and the boiler presently servicing the property.

BEDROOM FOUR (DOWNSTAIRS BEDROOM)



Downstairs single bedroom, presently used as a home office by the current owner, which has a solid wood floor, a coved and textured ceiling, a radiator, power points, and a double-glazed bay window to front aspect.

STAIRS & FIRST FLOOR LANDING



The stairs are carpeted with a wooden banister. On the landing level, there is a carpeted floor, a coved and textured ceiling with pendant lighting and a smoke detector, a double-glazed window to rear aspect, a radiator, and the doors into bedrooms one, two, and three, and the family bathroom.

BEDROOM ONE



Generously sized double bedroom which has a carpeted floor, a skimmed ceiling with pendant lighting, TV and power points, a radiator, some inbuilt wardrobes (which utilise the space of a former airing cupboard, making them exceptionally deep) and a double-glazed window to front aspect with window seat and storage below.

BEDROOM TWO



Second good sized double bedroom which has a carpeted floor, a coved and textured ceiling with pendant lighting, TV and power points, a radiator, dado rails, and a double-glazed bay window to front aspect.

BEDROOM THREE



The third single bedroom has a carpeted floor, a coved and textured ceiling with pendant lighting, a radiator, some wall-mounted shelves, and double-glazed windows to side aspect.

FAMILY BATHROOM



The bathroom features a three piece suite comprising a clawfoot corner bath with overhead rainfall-style shower and folding glass screen, a cameo-style hand wash basin with storage below, and a low-level WC. There is a tiled floor, tiled walls, a radiator, a wall-mounted mirror, a skimmed ceiling with ceiling light, and opaque double-glazed windows to rear aspect.

REAR GARDEN



The rear garden is laid to lawn and fringed with plant, shrub, and flower borders. A raised decking area provide space for lounge furniture, barbecuing, and alfresco dining. There is plenty of space for potted plants, gated access to the alleyway running alongside the property, and access into the large purpose-built storage shed.

OUTSIDE STORAGE SHED



There is large purpose-built outside storage area which - although in need of some renovation - is perfect for being converted into a home office, salon, gym or treatment room. It has a hardstanding floor, a pitched ceiling with inset lighting, and double-glazed windows to front aspect.

Floor Plan

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Approximate Gross Internal Area = 101.7 sq m / 1095 sq ft
 Store = 11.0 sq m / 118 sq ft
 Total = 112.7 sq m / 1213 sq ft

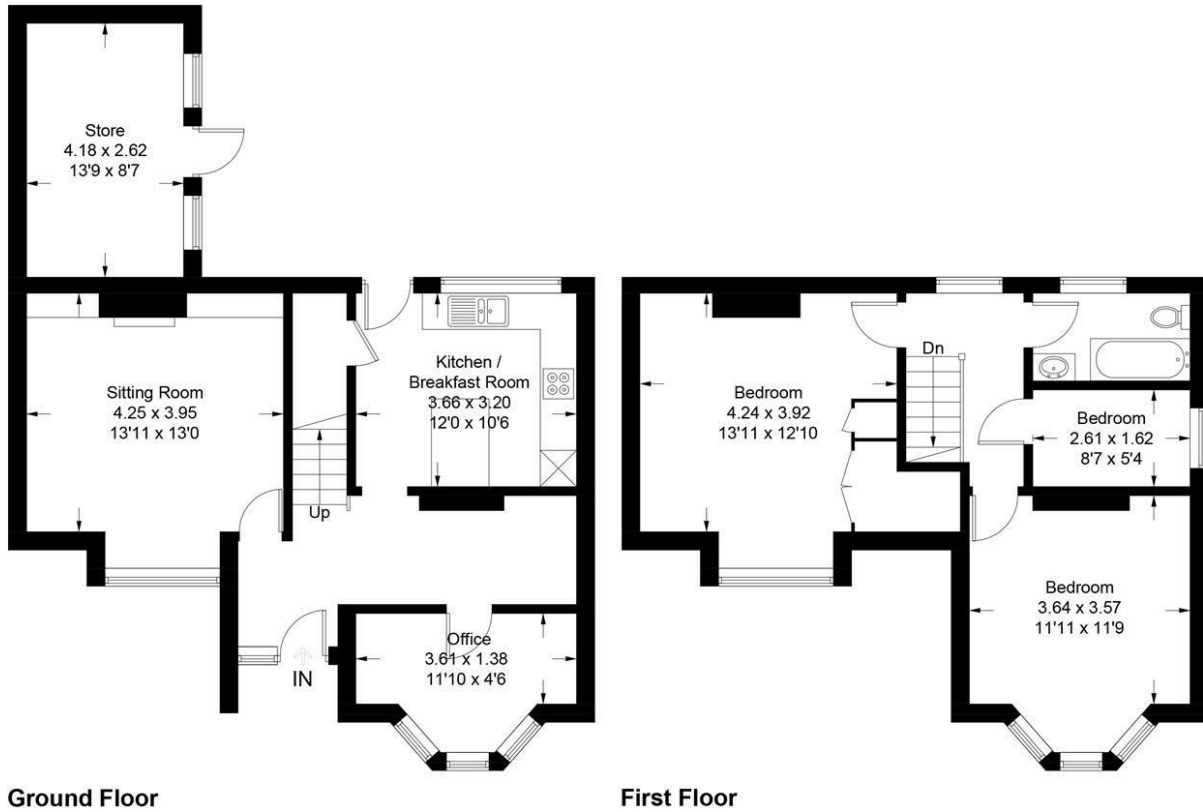
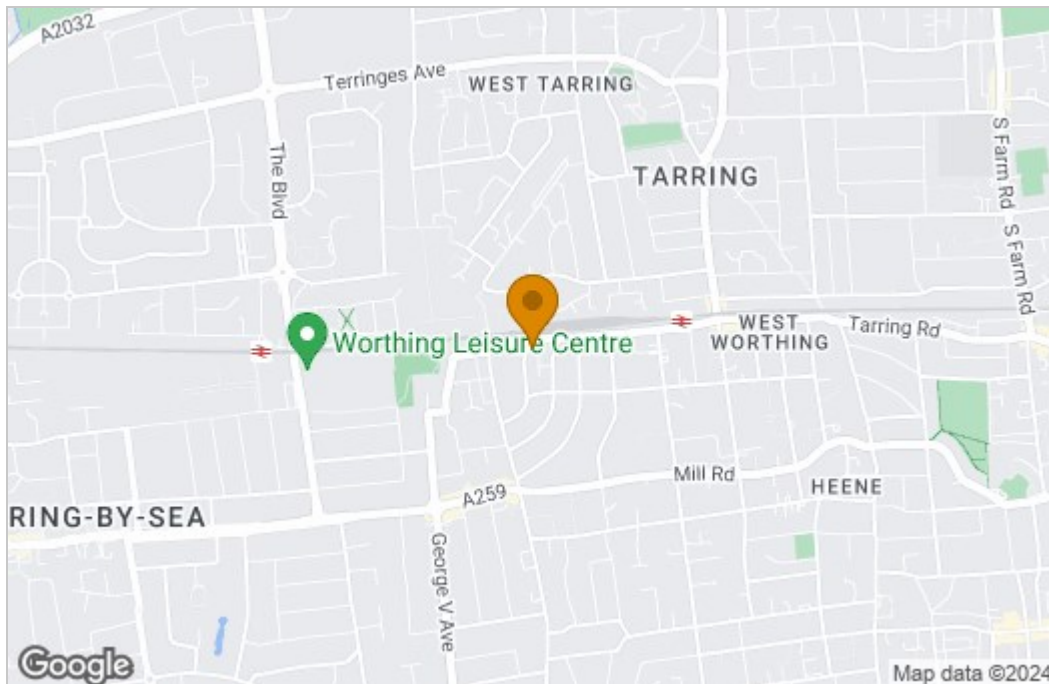
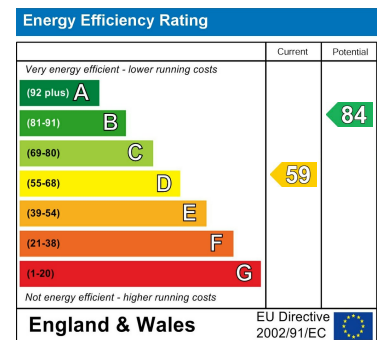


Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys @ 2024

Area Map



Energy Efficiency Graph



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