



3 St. Lawrence Mews, Worthing, BN14 7FD

Asking Price £460,000

John Edwards & Co is delighted to present this charming semi-detached house in St Lawrence Mews, a quiet and attractive private mews situated off St Lawrence Avenue, close to vibrant Broadwater Village with its shops, cafés, restaurants, and bars, just a short walk from the mainline train station, enabling easy access into London, Brighton, and Littlehampton, and within one mile of Worthing's town centre and historic seafront. It's also within the catchment areas of several prominent local schools, including the coveted Thomas A Becket Junior and Infant schools, and a short walk from picturesque Tarring.

The property comprises three bedrooms, a spacious main living room, a good sized fitted kitchen and breakfast/dining room with integrated appliances, two bath/shower rooms, a separate downstairs WC, multiple off-street parking, and a front and south-facing rear garden. It also has the benefit of solar panning, enabling a reduction in energy bills, and is offered chain free.

This is a genuinely lovely family home in a hugely desirable area, and one in which we anticipate a great deal of interest. Viewing is essential to fully appreciate all it has to offer.

EXTERIOR



The property is situated within St Lawrence Mews, a quiet, private mews which is accessed from St Lawrence Avenue and bordered with attractive, well maintained green spaces.

The front garden is enclosed behind a wrought iron fence, is laid to lawn, and fringed with established plant, shrub, and flower beds. A raised patio pathway leads to the front door, which is sheltered beneath a storm porch, and has exterior lighting. A block paved driveway runs alongside the property, and provides off-road parking for three cars. There is secure gated access into the rear garden, and plenty of space for bins and potted plants.

ENTRANCE HALL



The entrance hall has an oak wood floor with a level/mobility threshold, a coved and skimmed ceiling with inset spotlighting and a smoke detector, a radiator, leaded double-glazed windows to front and side, and the doors into the living room, the kitchen and breakfast room, the downstairs WC, an understairs storage cupboard which houses the electric consumer unit, and the stairs to the first floor landing.

LIVING ROOM



Bright and spacious main living room which has a carpeted floor, a coved and skimmed ceiling with pendant lighting, TV and power points, two radiators, a wall-mounted flame effect electric fireplace, and a leaded double-glazed bay window to front aspect.

KITCHEN & BREAKFAST ROOM



The kitchen features a range of wall and base mounted hi-gloss cabinets, square edged granite work surfaces with an inset sink and drainer, and integrated appliances including a double oven and grill, fridge/freezer, dishwasher, four burner electric hob with extraction unit over, and a water softener unit (though presently decommissioned). There is an oak wood floor, a coved and skimmed ceiling with inset spotlighting and a smoke detector, a radiator, TV and power points, plenty of room for a breakfast/dining table and chairs, double-glazed leaded windows to rear aspect, and double-glazed French-style doors opening out into the rear garden.

DOWNSTAIRS WC



The downstairs WC features a two piece suite comprising a pedestal hand wash basin, and a low-level WC. There is a tiled floor, a coved and skimmed ceiling with central ceiling light and an extractor fan, a radiator, and a leaded opaque double-glazed window to side aspect..

STAIRS TO FIRST FLOOR LANDING



The stairs are carpeted with a wooden balustrade and banister. On the landing level there is a carpeted floor, a coved and skimmed ceiling with inset spotlighting and a smoke detector, power points, the doors into all three bedrooms and the family bathroom, an airing cupboard with linen shelf which also houses the water cylinder, and access into the loft via a ceiling hatch with loft light.

BEDROOM ONE - MASTER



Good sized double bedroom which has a carpeted floor, a coved and skimmed ceiling with pendant lighting, TV and power points, a radiator, a good sized inbuilt wardrobe, leaded double-glazed windows to front aspect, and the door into the ensuite shower room.

ENSUITE SHOWER ROOM



The ensuite shower room features a three piece suite comprising a large walk-in wet room-style shower cubicle with folding glass door, a pedestal hand wash basin, and a low-level WC. There is a tiled floor, a coved and skimmed ceiling with inset spotlighting, an extractor fan, a heated towel rail, and a wall-mounted mirror-fronted vanity unit.

BEDROOM TWO



The second good sized double bedroom features a carpeted floor, a coved and skimmed ceiling with pendant lighting, a radiator, power points, an inbuilt wardrobe, and leaded double-glazed windows to front aspect. There is also further access into the loft via a ceiling hatch.

BEDROOM THREE



The third bedroom has a carpeted floor, a coved and skimmed ceiling with pendant lighting, a radiator, power points, an inbuilt wardrobe, and leaded double-glazed windows to rear aspect.

FAMILY BATHROOM



The family bathroom features a four piece suite comprising a panelled bath with shower over, a wet room-style corner shower cubicle with glass door, a pedestal hand wash basin, and a low-level WC. There is a tiled floor, part-tiled walls, a heated towel rail, a wall-mounted mirror-fronted vanity unit, and leaded opaque double-glazed windows to rear aspect.

REAR GARDEN

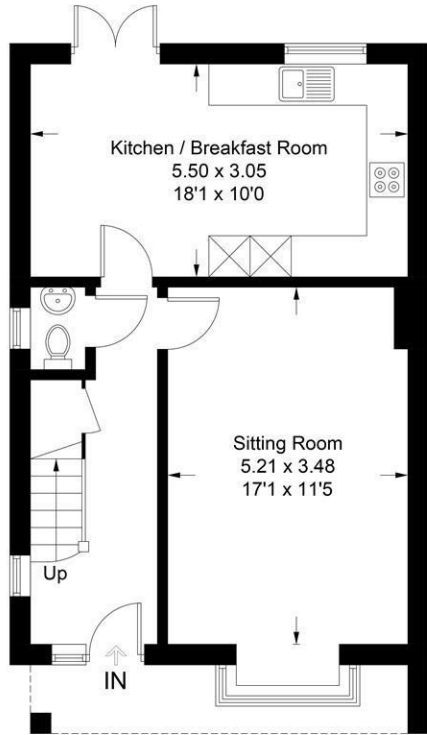


The south facing rear garden is laid to patio for ease of maintenance, with a raised sleeper flowerbed hosting many established plants, shrubs, trees, and flowers. There is plenty of space for garden furniture, barbecuing, and alfresco dining, and in addition there is exterior lighting, brackets for hanging baskets, an outside tap, a water butt, a wooden shed for stowing gardening equipment, an automated extending awning providing shade, and gated access out onto the driveway running alongside the property.

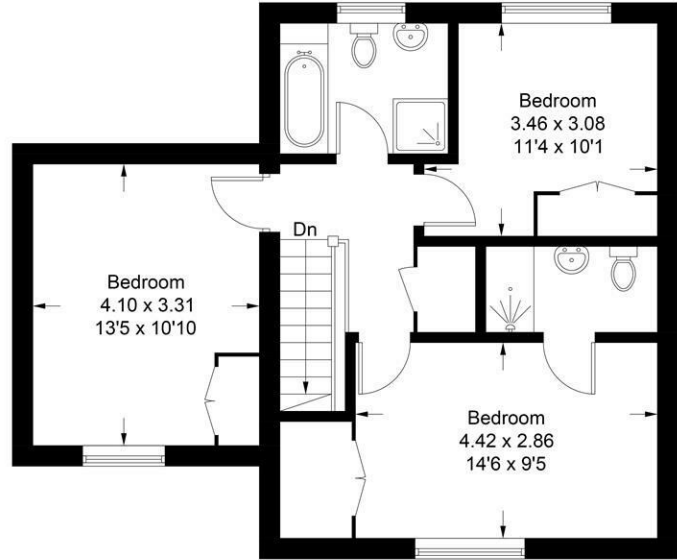
Floor Plan

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Approximate Gross Internal Area = 103.7 sq m / 1116 sq ft



Ground Floor



First Floor

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

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		84	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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