



49 Stonehurst Road, Worthing, BN13 1ND

Asking Price £350,000

John Edwards & Co is delighted to present this three-bed semi-detached house on Stonehurst Road, a quiet and popular residential street in the heart of the coveted Thomas A Becket catchment area, close to West Worthing train station, enabling access into London, Brighton, and Littlehampton, and with Worthing's town centre and historic seafront approximately 1.5 miles away.

The property comprises three bedrooms, a living room, a kitchen and breakfast/dining room, a sun lounge, a wet room-style shower room, a second downstairs shower room and WC, a rear courtyard, and a separate garage.

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

*** CHAIN FREE ***

EXTERIOR

The front garden is laid to shingle for ease of maintenance, and fringed with established plant, shrub, and flower beds. A shared hardstanding pathway leads up the side of the property to the front door, and there is exterior lighting, and plenty of space for potted plants and bin storage.

VESTIBULE

The front door opens into the vestibule, which has a carpeted floor, and coved and textured ceiling with ceiling light, and the doors into the living room and kitchen.

LIVING ROOM



The living room has a carpeted floor, a coved and textured ceiling, some wall-mounted lighting, TV and power points, a radiator, a large feature gas fireplace with wooden mantel and stone surround and hearth, and a large double-glazed circular bay window to front aspect.

KITCHEN



The kitchen and breakfast/dining room is divided into two distinct areas. In the kitchen section, there is a range of wall and base mounted cabinets, rolled top work surfaces with an inset sink and drainer, a freestanding double oven with four burner

gas hob, a washing machine, and a tumble dryer. There is a vinyl floor, a coved and textured ceiling with central ceiling light, a double-glazed window to side aspect, a double-glazed door to rear opening into the sunroom, and the boiler presently servicing the property.

This leads round into the dining room.

DINING ROOM



The dining room has a carpeted floor, a coved and textured ceiling with pendant lighting, a radiator, some further wall and base mounted cabinets with rolled top worksurfaces, space for a dining table and chairs, and double-glazed windows to rear aspect looking the sunroom.

CONSERVATORY



The conservatory is a brick and double glazed construction which has a carpeted floor, a pitched Perspex roof, a radiator, some wall-mounted lighting, plenty of space for lounge furniture, power points, and double-glaze windows and a door to rear aspect, opening into the rear garden. The door to the downstairs WC/shower is also situated here.

DOWNSTAIRS SHOWER ROOM/WC

The downstairs shower features a three piece suite comprising a recessed shower cubicle with sliding glass doors, a low-level WC, and a wall-mounted hand wash basin. There is a carpeted floor, a skimmed ceiling with central ceiling light, a radiator, and an opaque double-glazed window to rear aspect.

STAIRS & FIRST FLOOR LANDING



The stairs are carpeted, with a wooden banister. On the landing level there is a carpeted floor, a textured ceiling with pendant lighting and a smoke detector, power points, the doors into all three bedrooms and the shower room, and access into the loft via a ceiling hatch. Natural light is provided via a double-glazed window to side aspect.

BEDROOM ONE



Good sized double bedroom which has a carpeted floor, a textured ceiling with pendant lighting, a radiator, some inbuilt wardrobe storage, an airing cupboard with several linen shelves which also houses the water cylinder, TV and power points, and double-glazed windows to rear aspect.

BEDROOM TWO



Second good sized double bedroom which has a carpeted floor, a textured ceiling with pendant lighting, a radiator, power points, inbuilt wardrobes, and double-glazed windows to front aspect.

BEDROOM THREE



The third bedroom has a carpeted floor, a textured ceiling with pendant lighting, power points, a radiator, some inbuilt cupboards and wardrobes, and double-glazed windows to side aspect.

SHOWER ROOM



The wet room-style shower room features a

three piece suite, comprising a corner shower area with folding wall seat, a low-level WC, and a pedestal hand wash basin. There is a vinyl floor, a textured ceiling with central ceiling light, an extractor, a heated towel rail, and an opaque double-glazed window to rear aspect.

REAR GARDEN



The rear garden is laid to patio for ease of maintenance, with pebbled borders and space for potted plants. There is a large wooden summerhouse, exterior lighting, an outside tap, and gated access along the side of the property into the front garden. There is also a rear access into the garage.

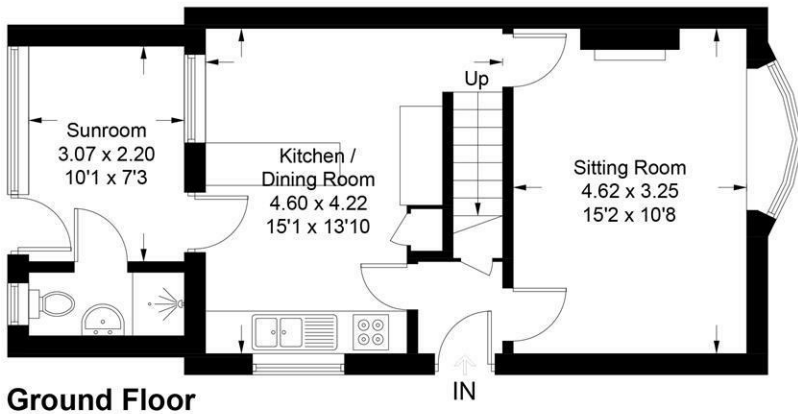
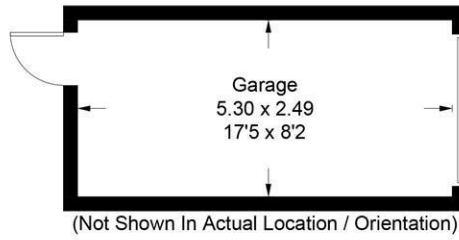
GARAGE

The garage features a hardstanding floor, an up-and-over door, power and light, various wall racks and shelves, and gated access into the rear garden.

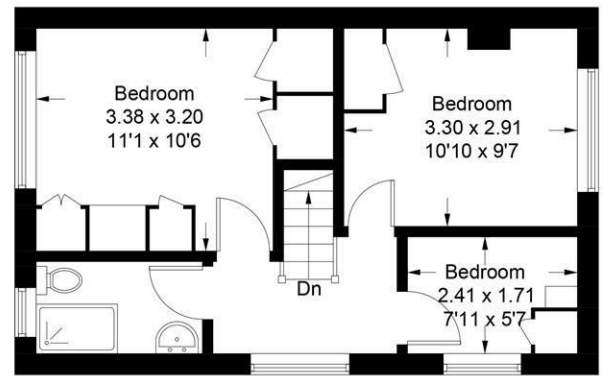
Floor Plan

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Approximate Gross Internal Area = 80.9 sq m / 871 sq ft
 Garage = 13.2 sq m / 142 sq ft
 Total = 94.1 sq m / 1013 sq ft



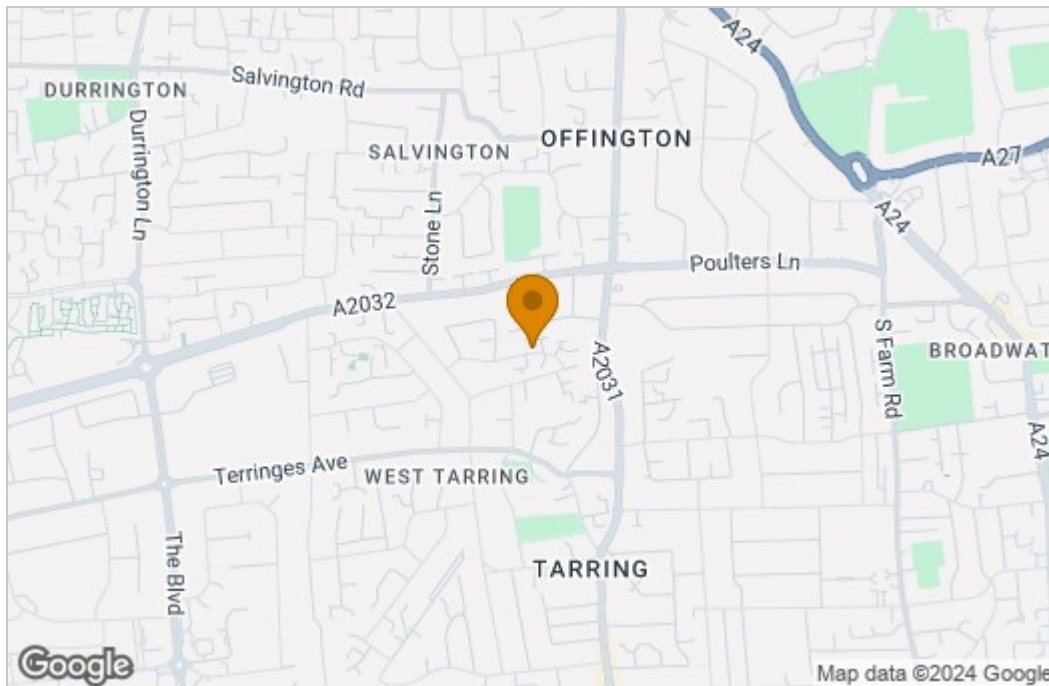
Ground Floor



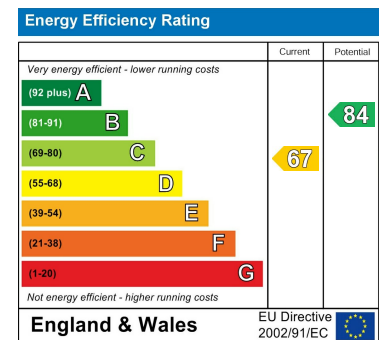
First Floor

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

Area Map



Energy Efficiency Graph



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