



## 220 Littlehampton Road, Worthing, BN13 1QT

### Asking Price £600,000

DEVELOPMENT OPPORTUNITY WITH NEXT DOOR>John Edwards & Co are delighted to present this spacious semi-detached bungalow, set back from the Littlehampton Road, close to the West Durrington shopping complex, serviced by several prominent bus routes into the town centre and station, and within the catchment areas of several prominent local schools, such as Durrington Infant and Junior schools, and Bohunt, Worthing High, Davisons and Durrington high schools.

The property - a former nursery which has been both extended both outwards and upwards by the present owner - comprises four double bedrooms, a spacious living room, an extended kitchen and dining/family room, a conservatory, a family bathroom, a home office, a utility room, and front and rear gardens, with a substantial purpose built log cabin - easily converted into a home office, salon, gym, or treatment room, for those looking to work from home. There is also off-street parking space for multiple cars.

This has been an ongoing project for our vendor, and as such there are some aspects of the property which remain unfinished - notably an upstairs shower room to service the two double bedrooms on the first floor (see description in particulars).

However, this is a substantial property in a very desirable location, and viewing is essential to fully appreciate all it has to offer.



## EXTERIOR

The front garden is shingled for ease of maintenance and fringed with established plants, shrubs, and mature trees with several wooden outbuildings. A pathway runs up to the gabled passage which leads to the front door, and a separate pathway leads round to the entrance to the conservatory.

## ENTRANCE HALL



The entrance hall has a wood floor, a pitched and skimmed ceiling with pendant lighting, a smoke detector and a Velux window, a radiator, and the doors into the Living Room, the Kitchen and Dining/Family room, the Utility Room, Bedrooms One and Two, the Office, and the Family Bathroom, with stairs to the First Floor Landing.

## LIVING ROOM



Spacious main reception room which has a wood floor, a skimmed ceiling with pendant lighting, wall-mounted lighting, TV and power points, a recessed wood burner, radiators, dual aspect double-glazed windows (bay to front, window to side) and wood and glass panelled doors opening into the conservatory.

## CONSERVATORY

The conservatory is a part-brick, part-wood

and glass panelled, part-double-glazed construction, which has a pitched roof, power and light, and plenty of space for lounge furniture and potted plants.

## KITCHEN & DINING/FAMILY ROOM



Fantastically spacious kitchen, which features wall and base mounted cabinets, square-edged work surfaces, space for a double range oven with extraction hood over, power points, double-glazed windows to side, a door into the Office, and plenty of space for a dining table and chairs. This extends into an extended double-glazed conservatory-style family area, which has a tiled floor radiators, space for lounge furniture, TV and power points, and a wood burner with stone hearth. Double-glazed doors open into the rear garden.

## UTILITY ROOM

This convenient separate utility room has a rolled top worksurface with an inset sink and drainer, and space and plumbing for a washing machine below. There is a radiator, various wall racks and shelves, and double-glaze windows and doors to side aspect, leading out to the passage running along the side of the property.

## BEDROOM ONE



The downstairs double bedroom features a hardstanding floor, a skimmed ceiling with pendant lighting, a radiator, a cast iron period-style fireplace, (non-working), and double-glaze windows to front aspect overlooking the conservatory.

## BEDROOM TWO

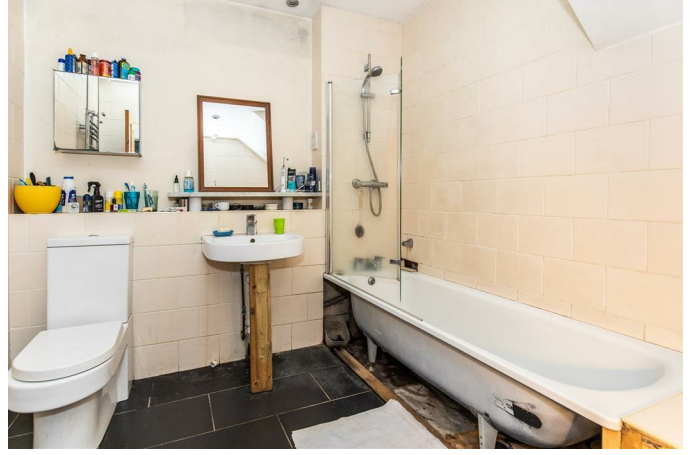
Second good sized double bedroom which has a carpeted floor, a skimmed ceiling with pendant lighting, a radiator, power points, and double-glazed windows to rear aspect.

## OFFICE



The office has a wood floor, a skimmed ceiling with pendant lighting, a radiator, power points, and wood and glass panelled doors to rear aspect into the garden.

## FAMILY BATHROOM



The family bathroom features a three-piece suite comprising a panelled bath with shower over and folding glass screen, a pedestal hand wash basin, and a low-level WC. There is a tiled floor, tiled walls, a heated towel rail, a skimmed ceiling with inset spotlighting and an extractor fan, an electrical shaving socket, and a mirror fronted vanity unit.

## STAIRS & FIRST FLOOR LANDING



The staircase is wooden, with a wooden balustrade. On the landing level there is a wood floor, a skimmed ceiling with inset LED spotlighting and an extractor fan, Velux windows to front aspect, and the doors into bedrooms Three and Four.



### BEDROOM THREE



Good sized double bedroom (converted loft room) which has a wood floor, a skimmed ceiling with pendant lighting, under-eave storage spaces, a radiator, and dual-aspect double glazed windows (a Velux to front and regular window to rear).

### BEDROOM FOUR



Another good sized double bedroom which has a wood floor, a skimmed ceiling with pendant lighting, under-eave storage spaces, a radiator, and dual-aspect double glazed windows (a Velux to front and regular window to rear).

### POTENTIAL SHOWER ROOM

This room, which is presently unfinished but was intended to serve as a first floor shower room by the current owner) has a wood floor, inset spotlighting, a skimmed ceiling, tiled walls, a heated towel rail, and double-glaze windows to rear aspect.

### REAR GARDEN



The rear garden is laid to lawn and fringed with established plants, shrubs, and mature trees. A patio path leads to the purpose-built log cabin at the rear, and there is also access along the side of the property into the front garden.

### LOG CABIN



Fantastically spacious purpose-built log cabin - perfect for converting into a home office, salon, gym, or treatment room for those looking to work from home. It has a pitched roof, plenty of overhead storage space, power and light, and windows to front and side.

### GARAGE

The garage has an up-and-over door, a hardstanding floor, power and light, plenty of wall racks and shelves, and overhead storage space. The boiler presently servicing the property is also situated here.

## Floor Plan

**Littlehampton Road, Worthing, BN13 1QZ**

Approximate Gross Internal Area = 180.2 sq m / 1940 sq ft

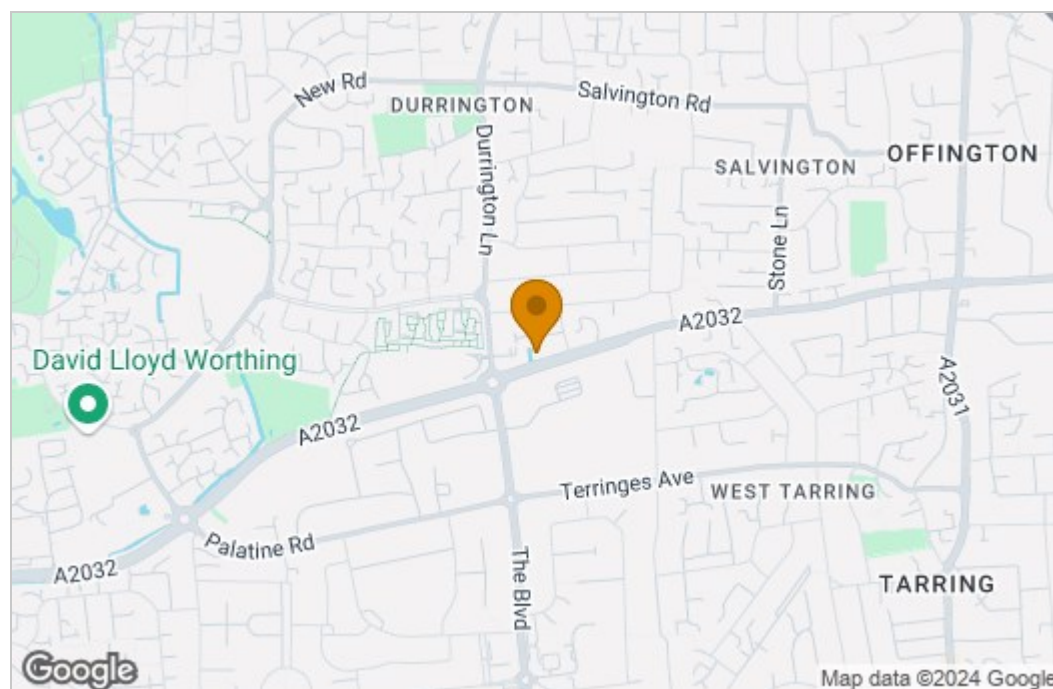
Garage & Studio = 36.3 sq m / 391 sq ft

Total = 216.5 sq m / 2331 sq ft




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

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		64	74
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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