

222 Littlehampton Road, Worthing, BN13 1QZ

Guide Price £475,000

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 comprises three bedrooms, two of which could double as reception rooms, a large open plan reception room which includes a kitchen and breakfast/dining area, a bathroom, and substantial front and rear gardens, large enough to provide many extension opportunities without drastically diminishing the outside space (subject to planning). There is also space for multiple off-road parking.

This is a genuinely lovely property in a fantastic location, and one in which we anticipate a great deal of interest. Viewing is essential to fully appreciate all it has to offer.

FRONT GARDEN

A pair of wooden gates open from the road onto a large shingled driveway which provides space for multiple off-road parking. There is a lawned section fringed with established plants, shrubs, and mature trees, and a large central flowerbed with a patio path leading to the front door, and gated access into the rear garden.

ENTRANCE HALL

The uPVC double-glazed front door opens into the entrance hall, which has weather matting, a carpeted floor, a coved and skimmed ceiling with pendant lighting, two radiators, power points, and the doors into the Master Bedroom, Bedrooms/Reception Rooms Two and Three, the bathroom, and the main open-plan reception room. There is also access into the loft via a ceiling hatch, which is where the boiler servicing the property is situated.

RECEPTION ROOM ONE

The main reception room is part of a larger open plan living area including the kitchen and dining/breakfast room, and has a carpeted floor, a coved and skimmed ceiling with pendant lighting, a radiator, TV and power points, a feature fireplace with wooden surround and mantle, and double French-style double-glazed doors opening into the rear garden. An open archway leads through into the dining/breakfast room and kitchen areas.

KITCHEN & BREAKFAST/DINING ROOM

The kitchen features a range of wall and base mounted kitchen cabinets, square edged work surfaces with an inset sink and drainer, an integrated Indesit oven and grill and four burner gas hob with extraction unit over, and space and plumbing for a washing machine. There is a tiled floor, a coved and skimmed ceiling with inset spotlighting and an extraction unit, tiled splashbacks, several power points, and space for a fridge freezer. A double-glazed window and door overlook the rear garden to side aspect.

The breakfast and dining area has a tiled floor, a coved and skimmed ceiling with pendant lighting, a radiator, dual aspect windows to rear and side and a second set of French-style doors leading out into the rear garden, and some corner shelving units. There is also ample space for a dining table and chairs.

MASTER BEDROOM

The spacious double master bedroom

features a carpeted floor, a coved and skimmed ceiling with pendant lighting, a radiator, TV and power points, and dual aspect double glazed windows to front and side.

BEDROOM TWO/RECEPTION ROOM TWO

The second spacious double bedroom - which could easily double as a further reception room - features a carpeted floor, a coved and skimmed ceiling with pendant lighting, a radiator, power points, and a double glazed window to front aspect.

BEDROOM THREE/HOME OFFICE

The third bedroom, presently used as a home office by the current owners, features a laminate wooden floor, a coved and skimmed ceiling with pendant lighting, power points, a radiator, and double-glazed windows to side aspect. The electricity meter servicing the property is also situated here.

BATHROOM

The bathroom features a four-piece suite comprising a large double walk-in shower cubicle with sliding glass doors, a panelled bath, a pedestal hand wash basin, and a low-level WC. There is a tiled floor, tiled walls, a coved and skimmed ceiling with suspended spotlighting and extraction fan, a radiator, a wall-mounted heated towel rail, an electric shaving socket, a wall-mounted mirror-fronted vanity storage unit, and an opaque double-glazed window to side aspect.

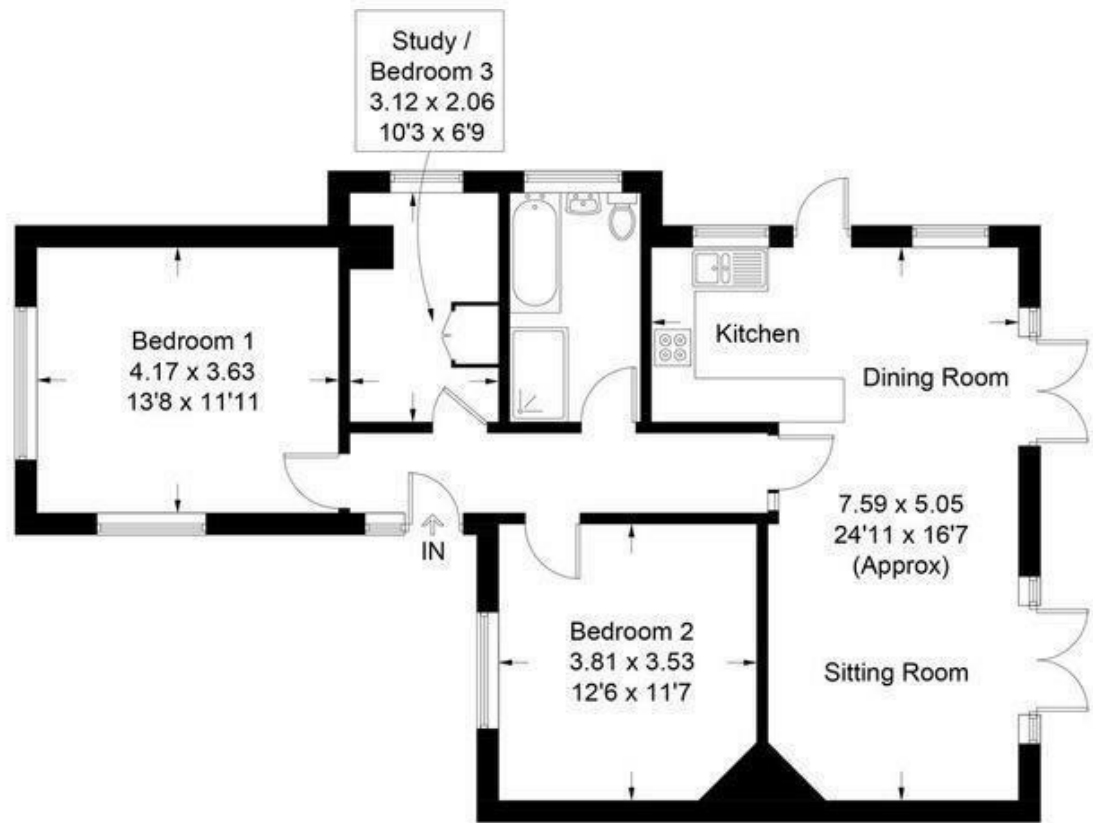
REAR GARDEN

The lovely and expansive rear garden is mostly laid to lawn and fringed with established plants, shrubs, flowers and mature trees. To the rear, there is a large fenced-off allotment section - perfect for those looking to grow their own fruits and vegetables, and a large wooden shed. There is also a substantial patio area with plenty of space for external seating, barbecuing, and alfresco dining. The patio area extends along the side of the house, past a good sized greenhouse, further mature flower beds, through the side door into the kitchen, and a second large storage shed, and leads to wooden gated access to the front garden. There is also exterior wall-mounted lighting, an outside tap, and brackets for hanging baskets.

Floor Plan

Littlehampton Road, Worthing, BN13

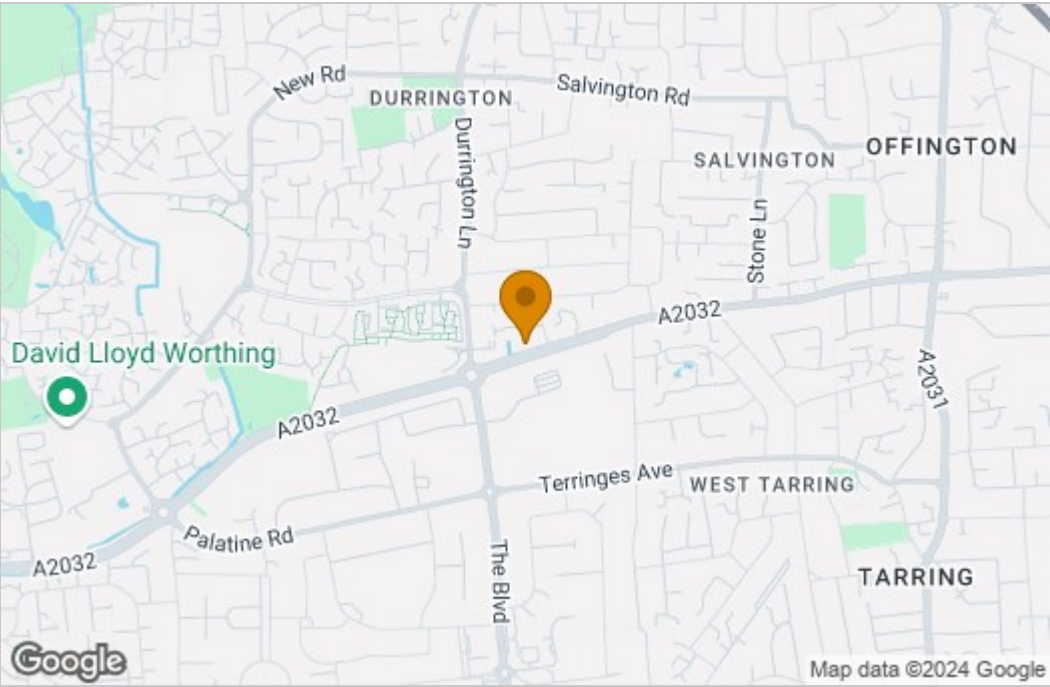
Approximate Gross Internal Area = 81.2 sq m / 874 sq ft



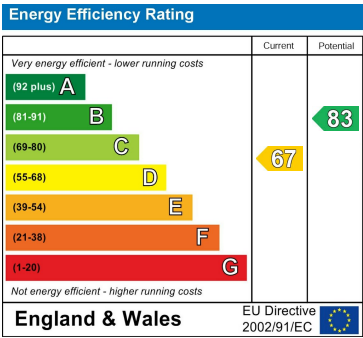
PRODUCED FOR JOHN EDWARDS ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2017.(ID350991)

Area Map



Energy Efficiency Graph



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