



Price
£800,000

Freehold

5x  3x  2x 

**Brighton Road,
Worthing, West Sussex,
BN11**

OVER 60?

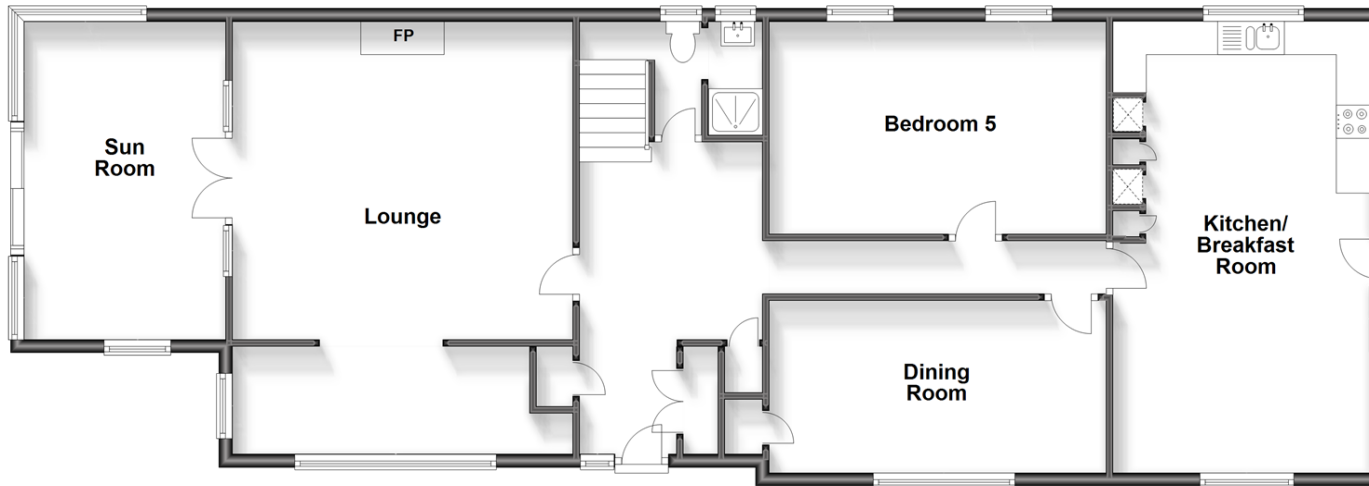
Secure this property
for up to **59% less!**

cubitt & west
Helping you move forwards

Accommodation

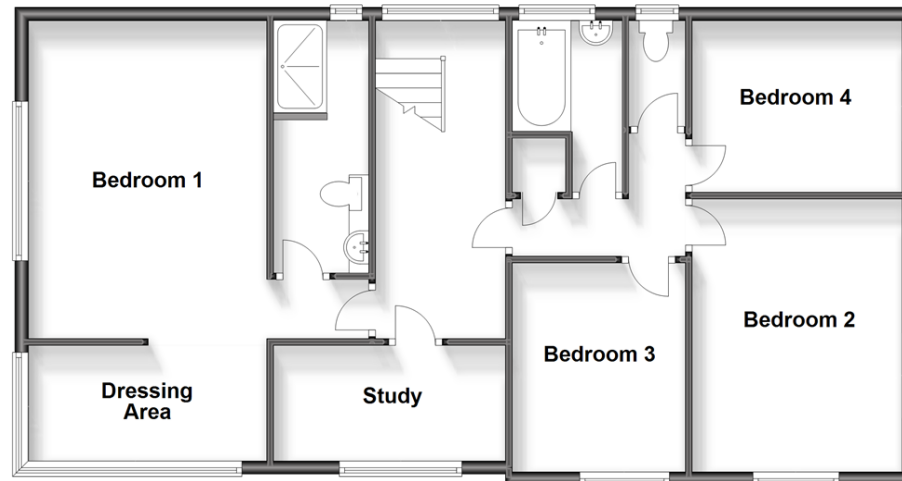
Ground Floor

Approx. 128.8 sq. metres (1386.8 sq. feet)



First Floor

Approx. 88.0 sq. metres (947.7 sq. feet)



GROUND FLOOR

Lounge: 16'5 x 15'9 (5.01m x 4.80m)

Sun Room: 15'4 x 8'6 (4.68m x 2.59m)

Dining Room : 16'4 x 8'3 (4.98m x 2.52m)

Kitchen/Breakfast Room : 22'4 x 12'7 (6.81m x 3.84m)

Ground Floor Sun Room : 14'8 x 5'7 (4.47m x 1.70m)

Bedroom 5: 16'4 x 10'7 (4.98m x 3.23m)

Shower Room: 9'4 x 5'3 (2.85m x 1.60m)

FIRST FLOOR

Landing

Bedroom 1: 16'10 x 11'4 (5.13m x 3.46m)

Dressing Area: 10'7 x 5'8 (3.23m x 1.73m)

Study: 11'4 x 5'8 (3.46m x 1.73m)

Ensuite

Bedroom 2: 14'1 x 10'2 (4.30m x 3.10m)

Bedroom 3: 9'9 x 8'7 (2.97m x 2.62m)

Bedroom 4: 10'8 x 8'5 (3.25m x 2.57m)

Bathroom

OUTSIDE

Gardens To Three Sides

Double Garage



Main features

- Spacious older style extended home
- Prime location on the seafront
- Versatile accommodation
- Close to transport links and local amenities
- Short walk to Worthing town centre and Lancing seafront



Nearest Schools

Primary Schools: Chesswood Middle School 0.8 miles, Downsbrook Middle School 1.1 miles, Sompting Village Primary 1.2 miles
Secondary Schools: Davison C of E High School for Girls, Worthing 0.5 miles, St Andrew's CofE High School for



Transport Information

Train Stations: East Worthing 0.6 miles, Worthing 1.2 miles, Lancing 1.3 miles



Address

Brighton Road, Worthing, West Sussex, BN11



Directions

For directions to this property please contact us.



cubitt&west
Helping you move forwards

Call West Worthing Branch 01903 700657 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT: D(55) POTENTIAL: C(79)

40903211/20231025/JS/JS