



19 Hythe Road, Worthing, BN11 5DA

Price £595,000

and company  
**bacon**  
Estate and letting agents



Chain free three bedroom detached family house located in highly sought after West Worthing. Conveniently located near to the seafront promenade and transport links. The accommodation briefly comprises, porch, cloakroom/Wc reception hall, lounge, dining room, inner hall with fitted cupboard and further Wc and kitchen/breakfast room. To the first floor there are three double bedrooms, ensuite shower and bath/shower room/Wc. Externally there are gardens to the front, side and rear, private driveway and garage. This home offers no ongoing chain.

- 3 Bed Detached House
- West Worthing
- Ensuite Shower
- Reception Hall
- Two Reception Rooms
- Close to Seafront
- Kitchen/Breakfast Room





Single glazed doors opening to:-

#### Entrance Porch

Front door to;

#### Reception Hall

An impressive light and spacious room with galleried landing. Double glazed window. Radiator.

#### Cloakroom/Wc

Low level flush Wc. Wall mounted wash hand basin. Double glazed obscure glass window.

#### Lounge

4.43 x 4.38 (14'6" x 14'4")

Double glazed bay window. Radiator. Two wall lights.

#### Dining Room

4.15 x 3.70 (13'7" x 12'1")

Radiator. Sliding doors to garden.

#### Kitchen / Breakfast Room

5.55 x 3.15 (18'2" x 10'4")

Work surfaces with cupboards and drawers fitted under. Inset one and a half bowl unit. Wall cupboards. Space for fridge/freezer, dishwasher. Built in oven and grill. Wall mounted boiler. Walk in larder. Sliding doors to side.

#### Galleried Landing

Leading to bedrooms and bathroom.

#### Bedroom 1

3.33 x 3.86 (10'11" x 12'7")

Double glazed window to front. Radiator.

Corridor with double shelved cupboard & steps leading down to:-

#### Bedroom 2

6.36 x 3.01 (20'10" x 9'10")

Double glazed window to front. Radiator. Door opens to shower room.

#### Ensuite Shower Room

Step in shower and vanity surface with inset wash hand basin and cupboard under window.

#### Bedroom 3

3.32 x 4.74 (10'10" x 15'6")

Window to rear. Double & triple fitted wardrobes. Radiator.

#### Family Bathroom/Wc

3.61 x 2.78 (11'10" x 9'12'0")

Comprising a corner bath, step in shower cubicle, low level flush wc, bidet and vanity cupboard with inset wash hand basin. Tiled splash back. Radiator. Inset spotlights. Access hatch to loft. Inset spotlights.

#### Front and Side Garden

Laid to lawn and extends around the house to one side.

#### Rear Garden

Paved with raised borders. Personal door to garage.

#### Private Driveway

Providing off road parking and leading to the garage.

#### Garage

With power and light and personal door to the rear garden.

#### Required Information

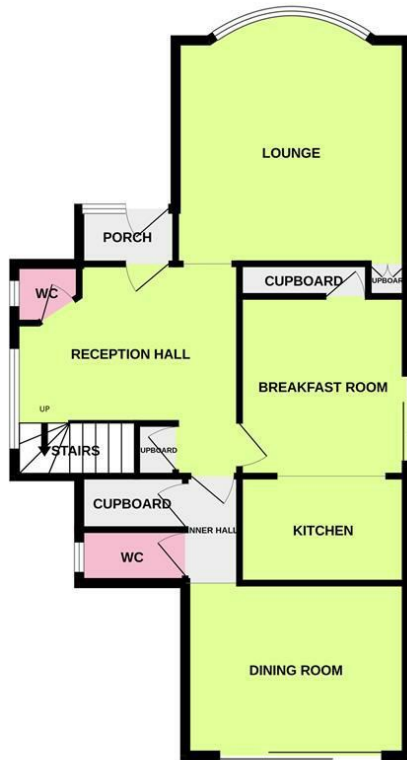
Council tax band: E

Draft version:1

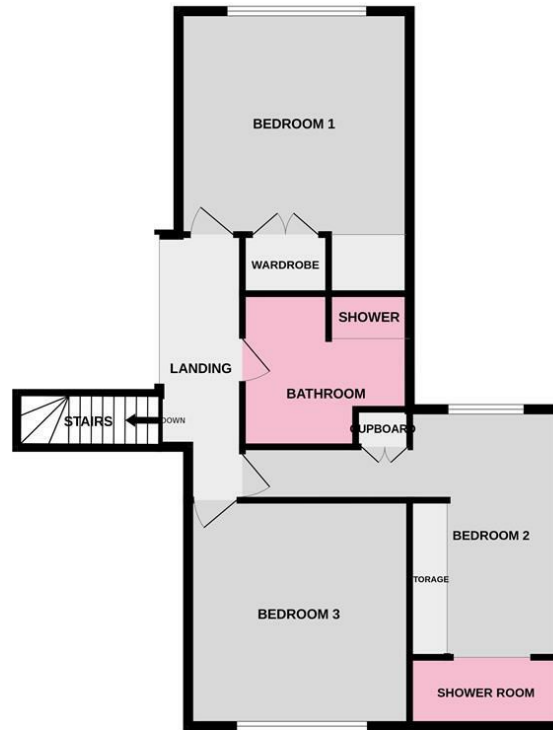
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

# and company bacon

Estate and letting agents

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>53</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

