



15 Hythe Road, Worthing, BN11 5DA

Price £850,000

and company
bacon
Estate and letting agents



A fantastic opportunity to purchase this FIVE DOUBLE BEDROOM detached family home located in highly sought after WEST WORTHING within close proximity to the seafront promenade. This home has been extended and extensively improved by the current owners and offers the accommodation of: entrance hall, refitted 2024 shower room/Wc, WESTERLY ASPECT living room, spacious modern 29FT KITCHEN/DINING ROOM, utility room, first floor landing, three double bedrooms, family bathroom/Wc, second floor, two double bedrooms and shower room/Wc. Externally there is a landscaped rear garden with new decking and pergola, the front garden is block paved providing off road parking, private driveway leading to GARAGE. **Internal viewing is highly recommended**

- Extended Detached House
- Five Double Bedrooms
- Three Bathrooms / Utility Rm
- 29ft Kitchen/Dining Room
- Westerly aspect Living Room
- 182 sqm / 1966 sqft
- Landscaped Rear Garden
- Close to West Worthing Seafront



Double glazed front door opening to

Entrance Hall

Wood effect floor. Radiator. under stair storage cupboard. Inset spot lights. Staircase rising to the first floor.

Ground Floor Shower Room/WC

2.48 x 1.77 (8'1" x 5'9")

Refitted in 2024 comprising walk in shower with feature tiled wall, sink and Wc . Towel radiator. Two double glazed windows. Further tiled walls and wood effect floor.

Living Room

4.26 x 3.93 (13'11" x 12'10")

Westerly aspect double glazed window to front and Southerly aspect window to side. Radiator. Wood effect floor. Inset spotlights.

Kitchen / Dining Room

9.04 into bay x 4.26 narrows to 3.22 (29'7" into bay x 13'11" narrows to 10'6")

A spacious and light room with double glazed Westerly aspect bay window to front and double glazed French doors to the rear garden. Wood effect floor and inset spotlights. Vertical wall mounted radiator. The modern kitchen comprises, wood effect laminate work surfaces with Matt grey cupboards and drawers fitted under. Inset sink. Fitted 5 burner gas hob with extractor above. Built in eye level double ovens. Space for fridge/ freezer. Breakfast bar. Wall mounted cupboards. Door to utility room.

Utility Room

2.12 x 1.85 (6'11" x 6'0")

Wood effect laminate work surface with cupboard under. Inset sink. Space for dishwasher, washing machine and tumble dryer. Wood effect floor. Double glazed door to the rear garden. Two fitted wall shelves.

First Floor Landing

Two double glazed windows to Southerly aspect and further East aspect double glazed window. Two radiators. Staircase rising to the top floor.

Bedroom One

5.07 into bay x 4.24 (16'7" into bay x 13'10")

Double glazed bay window. Feature fireplace with attractive tiled insert. Radiator. Picture rail.

Bedroom Two

4.24 x 3.96 (13'10" x 12'11")

Double glazed window to front and side. Picture rail.

Bedroom Three

3.85 x 3.44 (12'7" x 11'3")

Double glazed window over looking the rear garden. Radiator. Picture rail.

Family Bathroom/Wc

2.72 x 1.82 (8'11" x 5'11")

Suite comprising tile enclosed bath with shower attachment and tap, vanity sink with drawer under and concealed cistern Wc. Two double glazed obscure glass window. Tiled walls with feature mosaic style tiled recess and tiled floor. Towel radiator. Inset spotlights.

Second Floor Landing

Varnished wood floor. Access hatch to roof space. Double glazed window.

Bedroom Four

5.54m x 3.51m (18'2" x 11'6")

(measurement excludes wardrobes). Part sloped ceiling. Varnished wood floor. Two skylights. Double glazed window to rear. Radiator. Fitted three door wardrobes. Inset spotlights.

Bedroom Five

5.55 x 2.79 (18'2" x 9'1")

Part sloped ceiling. Varnished wood floor. Two

skylights. Double glazed window to rear. Radiator. Inset spotlights.

Shower Room /Wc

1.86 x 1.80 (6'1" x 5'10")

Suite comprising step in shower cubicle, pedestal wash hand basin and low level flush Wc. Part sloped ceiling. Varnished wood floor. Skylight. Inset spotlights. Towel radiator.

Rear Garden

Recently landscaped with feature decking providing entertaining area and further decking with pergola ad feature lighting. Raised sleeper borders. Personal door to garage. Enclosed by fencing.

Front Garden / Parking

Block paved providing off road parking.

Private Driveway

Block paved and leading to the garage.

Garage

Up and over door. Personal door to the garden.

Required Information

Total floor area - 182 sqm / 1966 sqft

Council tax band: F

Draft version: 1

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



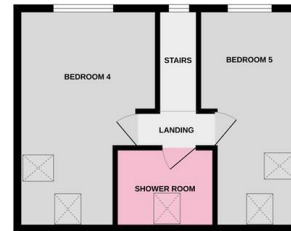
GROUND FLOOR
 737 sq.ft. (68.5 sq.m.) approx.



1ST FLOOR
 737 sq.ft. (68.5 sq.m.) approx.



2ND FLOOR
 490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1959sq.ft. (182.0 sq.m.) approx.

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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

