



19 St. Valerie Road, Worthing, BN11 3LL
Offers In Excess Of £1,000,000

and company
bacon
bespoke



Deceptively spacious six bedroom detached family house situated in this sought after area of West Worthing being close to the seafront, local schools, shops and amenities. Boasting a Southerly aspect the house has a light and airy feel. The versatile accommodation briefly comprises: Spacious entrance/reception hall, ground floor cloakroom, two large reception rooms, sun room, refitted luxury modern kitchen/breakfast room, utility room, six bedrooms and three modern bathrooms. The property also benefits from gas fired central heating and double glazed windows.

Externally there is a private drive with further parking for 3/4 vehicles leading to larger than average internal garage. Delightful gardens surround the property which are predominately South facing and secluded.

- Spacious Detached House
- Favoured West Worthing
- Six Bedrooms
- Three Bathrooms
- 2/3 Reception Rooms
- Luxury Refitted Kitchen/Breakfast Room
- South Facing Garden
- Garage
- Off Road Parking



Part glazed door with inset stain glass window leading into:

SPACIOUS ENTRANCE/RECEPTION HALL

5.18m x 3.00m (17' x 9'10)

Shuttered double glazed window. Cornice ceiling. Radiator. Storage cupboard under stairs. Cloaks cupboard.

SITTING ROOM

5.18m x 3.96m (17 x 13)

Feature double glazed bay window with shutters. Open brick fireplace with wooden fireplace surround. Cornice ceiling Radiator. French doors leading to :

SUN ROOM

4.88m,2.74m x 2.21m (16,9 x 7'3)

Radiator. Double aspect with double glazed windows and double glazed french doors leading to garden.

DINING ROOM

5.94m x 3.33m (19'6 x 10'11)

Feature wrought iron fireplace with coal effect gas fire, tiled inset and wood surround. Double aspect with shuttered double glazed window and featuring double glazed bay. Radiator. Large archway opening to:

LUXURY KITCHEN/BREAKFAST ROOM

5.18m x 4.52m (17' x 14'10)

Marble work surfaces with inset one and a half bowl single drainer sink unit with mixer taps. Excellent range of base units comprising of cupboards and drawers. Integrated dishwasher. Matching range of wall units. Fitted double oven and fitted microwave combined grill. Fitted wine cooler. Space for large american fridge/freezer. Feature central island with marble work surface with breakfast bar area and cupboards and drawers. Shelved larder unit. Shuttered double glazed window. Radiator. Recessed ceiling spotlighting.

UTILITY ROOM

1.47m x 1.32m (4'10 x 4'4)

Worktop with cupboards and drawers under. Space and plumbing for washing machine. Double glazed window. Door leading to walk in BOILER ROOM. 'Worcester' gas fired boiler and hot water tank.

Lobby with door to outside and door from inner hallway to:

CLOAKROOM/WC

Low level wc. Wash hand basin. Radiator. Double glazed window.

Stairs from entrance hall leading to:

SPACIOUS FIRST FLOOR LANDING

Radiator.

MASTER BEDROOM

5.49m x 5.18m (18' x 17')

Double aspect with shuttered double glazed windows. Radiator. Two walk in storage cupboards with light. Door to:

LUXURY ENSUITE

3.00m x 2.74m (9'10 x 9')

Free standing slipper style bath with free standing mixer tap with hand held shower. Walk in triple shower with shower unit having oversize showerhead. Glazed shower screen. Vanity unit with inset wash hand basin, mixer tap and drawers under. Matching storage unit. Close coupled wc. Column style radiator incorporating heated chrome towel rail. Double glazed window. Recessed ceiling spotlighting.

BEDROOM 3

5.56m x 4.27m (18'3 x 14')

Double aspect with shuttered double glazed windows. Radiator. Two walk in storage cupboards with light.

BEDROOM 4

3.18m x 3.05m into wardriobe (10'5 x 10' into wardriobe) Shuttered double glazed windows. Radiator. Fitted floor to ceiling part mirrored wardrobes with hanging space, storage and small dresser unit.

BEDROOM 5

3.00m x 2.67m (9'10 x 8'9)

Shuttered double glazed window. Radiator.

BATHROOM/WC

3.10m into cupboard x 3.05m (10'2 into cupboard x 10') Modern bathroom suite comprising panelled bath with chrome shower unit and glazed shower screen. Pedestal wash hand basin. Close coupled wc. Radiator. Double glazed window. Vertical chrome towel rail. Radiator. Recessed ceiling spot lighting.

Stairs from first floor landing leading to:

SECOND FLOOR LANDING

BEDROOM 2

5.54m x 4.52m (18'2 x 14'10)

Double aspect with 'Velux' double glazed windows. Radiator. Eaves storage cupboard.

EN-SUITE BATHROOM

Walk in shower being fully tiled with mosaic tiling. Chrome shower unit, Glazed shower door. Close coupled wc. Pedestal wash hand basin. 'Velux' double glazed window. Storage cupboard.

BEDROOM 6

3.30m x 2.84m (10'10 x 9'4)

Double aspect with 'Velux' double glazed windows. Radiator. Eaves storage cupboard.

OUTSIDE

PRIVATE DRIVE WITH PARKING

Providing parking for 3/4 vehicles and leading to:

INTEGRAL GARAGE

5.79m x 3.05m (19' x 10)

Double doors. Power and light . Pitched roof giving storage.

GARDENS

Occupying a secluded corner plot with gardens to all sides with the main garden being South facing. Predominately South facing with patio area. Flower bed and borders with mature trees and bushes offering further seclusion. To the rear there is a detached brick building with potential for conversion to studio/ office /workshop, etc.

Required Information

Council tax band: F

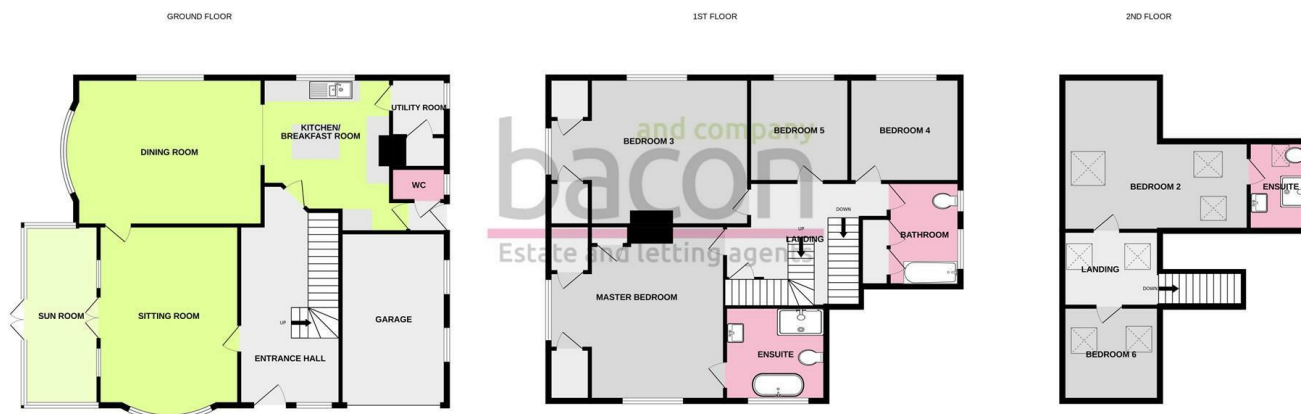
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Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

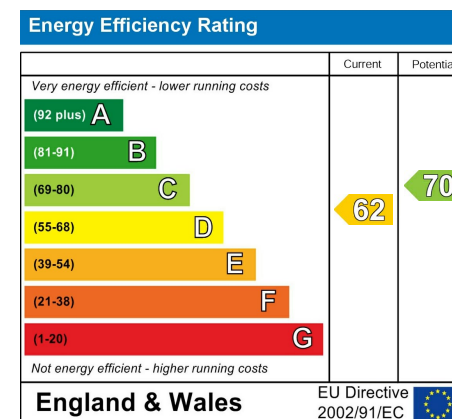








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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