



112 Littlehampton Road, Worthing, BN12 6PL

Asking Price £650,000

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Located in the sought-after area of Ferring, this stunning four-bedroom detached house offers a wealth of space and modern finishes. With off-road parking for multiple cars and close proximity to local shops and transport links, this property is perfectly positioned for convenience. The heart of the home is the spacious open-plan kitchen/lounge area, complemented by a bright and airy orangery that opens onto a south-facing garden. This makes for a perfect spot to enjoy the outdoor space year-round. Upstairs, you'll find two double bedrooms, one of which offers picturesque views towards the South Downs, along with a family bathroom. The garden is a fantastic feature, offering ample sunlight and access to the garage, as well as a bespoke, fully insulated, and powered timber frame office – perfect for those who work from home or require additional space. This beautifully finished home also includes two reception rooms and two bathrooms, providing excellent living and entertaining space throughout. Internal viewing is highly recommended to truly appreciate all that this exceptional property has to offer.

- Well Presented Detached House
- Four Double Bedrooms
- Two Bathrooms
- Garden Cabin
- South Facing Rear Garden
- Orangrie
- Garage
- Off Street Parking





Entrance Hallway

Accessed via a double-glazed front door with an obscured double-glazed side window, the entrance hall offers a welcoming first impression. A storage cupboard beneath the stairs houses the gas and electric meters, along with a car charging point. To the rear, a versatile utility area provides space and plumbing for a washing machine, additional storage, and a sink with mixer tap and tiled splashbacks. The space is finished with stylish herringbone-pattern Karndean LVT flooring, a radiator, and stairs rising to the first floor.

Kitchen/Living Room

8.1 x 3.6 (26'6" x 11'9")

A beautifully appointed kitchen featuring a range of built-in units and integrated appliances, including an electric oven with a four-point induction hob, extractor fan above, and a dishwasher. The space also includes an inset stainless steel one-and-a-half bowl sink with a mixer tap, complemented by a water softener below. There is space and plumbing provision for an American-style fridge freezer. A central island offers additional workspace and enjoys views over the garden, perfect for entertaining or family life. The kitchen is finished with stylish herringbone-patterned Karndean LVT flooring and includes a striking Burley log burner set on a granite hearth, adding both warmth and character. Modern connectivity is ensured with a multimedia faceplate providing full satellite and Ethernet connections. Heating is supplied via two radiators. Natural light floods the space through full-height double-glazed bi-fold doors opening to the garden, full-height double-glazed French doors leading to the orangerie, and two additional double-glazed side windows.

Orangerie

3.9 x 3.4 (12'9" x 11'1")

A high-quality structure featuring part brick and part double-glazed construction, complemented by a double-glazed roof. The design includes obscured glass to the side elevation for added privacy. South-facing glazed units are fitted with an integrated blind

system for light and heat control. Additional features include an electric heater, full-height double-glazed patio doors providing seamless access to the garden, and premium herringbone Karndean LVT flooring throughout.

Bedroom One

4.6 x 3.6 (15'1" x 11'9")

Includes built-in wardrobes offering both hanging space and shelving. Double-glazed window to the front aspect with fitted blinds. Additional features include a radiator and access to an en-suite bathroom.

En Suite

A thoughtfully designed and well-appointed bathroom featuring a built-in storage cupboard housing the BTW water conditioner, with additional shelving for practical storage. The space includes a double shower cubicle fitted with a thermostatic shower and glass screen, a low-level W.C., and a vanity unit with his and hers sinks complete with mixer taps and storage cupboards beneath. A double shaver point is conveniently located by the sinks. The room benefits from part-tiled walls, a fully tiled shower area, and vinyl flooring for durability and easy maintenance. Natural light is provided by two obscured double-glazed windows to the side, complemented by a wall-mounted illuminated mirror and a PIR LED night light for added convenience.

Bedroom Four

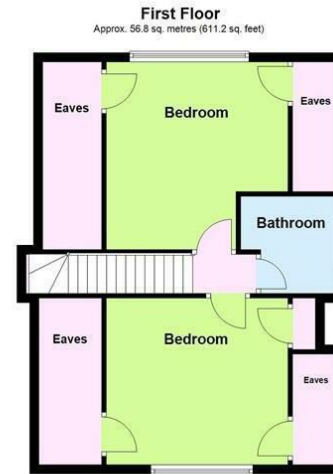
3.6 x 3.4 (11'9" x 11'1")

Double glazed window to front with fitted blinds, radiator.

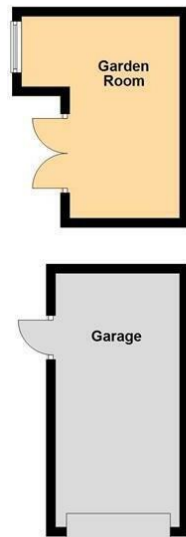
W/c

Low-level W.C., vanity unit with integrated storage and a wash hand basin featuring a mixer tap. The space is enhanced by mirrored and tiled walls, vinyl flooring, and an extractor fan for ventilation.






Ground Floor
Approx. 27.3 sq. metres (293.7 sq. feet)



Total area: approx. 178.7 sq. metres (1923.8 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.



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