



Anscombe Close, Worthing, West Sussex, BN11 5EW
Asking Price Of £850,000



We are delighted to be able to offer for sale a substantial and rarely available detached four bedroom seafront residence in a quiet cul de sac with spectacular sea views and exciting potential that has not been on the market since 1966. The property offers direct sea views, four double bedrooms, two reception rooms and two bathrooms. The detached house benefits from off road parking, integral garage, south facing private rear garden and CHAIN FREE.



Key Features

- Detached Seafront House
- Direct Sea Views
- Four Double Bedrooms
- Two Reception Rooms
- Bathroom & Ground Floor Bathroom
- Integral Garage & Off Road Parking
- No Ongoing Chain
- South Facing Sun Room with Sea Views
- South Facing Rear Garden
- In Need Of Modernisation



4 Bedrooms



2 Bathrooms



2 Reception Room

INTERNAL

Front door leading into the internal porch with door into the entrance hall. Access to all ground floor rooms, storage cupboard, door leading to the integral garage and door leading to the stairs which rise to the first floor. There are two reception rooms to the rear of the property both offering double doors out onto the south facing conservatory. The kitchen is situated to the front with wall and base units and spaces for all appliances, door and step down to the lean to which has access to the rear garden. The ground floor bathroom comprises of WC, wash hand basin and bath. On the first floor there are four double bedrooms. Bedroom one & two are both situated to the rear of the property and benefit from direct sea views and double doors leading out to the south facing sun room. The sun room stretches the rear of the property and offers spectacular views of West Worthing's Seafront. Bedroom four is currently being for storage offering built in wall units. The bathroom comprises of original glass wall tiles, wash hand basin, bath and airing cupboard. The separate WC is located just next to the bathroom.

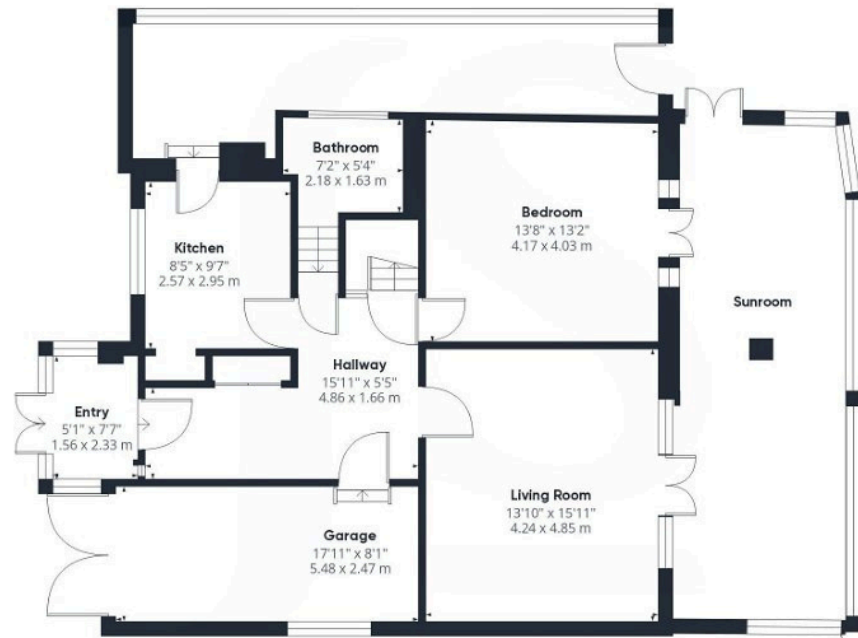
EXTERNAL

To the front there is off road parking in front of the integral garage, pathway to front door and mature shrubs and floral borders. Timber gate leading to the south facing rear garden. The rear garden has been laid to lawn and is split into two sections with steps leading to a raised garden, mature shrubs and bushes.

LOCATION

In a quiet cul de sac opposite West Worthing's popular beach and promenade which leads to Worthing Town Centre approximately just over a mile away away with popular bus routes running nearby. West Worthing Railway Station is approximately 1 mile from the property. Goring Road Shopping facilities with its eateries, convenience stores, banks and pharmacy is near by. Marine Gardens is approximately 0.5 miles away from the property.





Floor 0



Floor 1



Approximate total area⁽¹⁾
1844.1 ft²
171.32 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	74	
(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	

Property Details:

Floor area (as quoted by EPC): 1593 sqm

Tenure: Freehold

Council tax band: g

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.