



Hythe Road, West Worthing, West Sussex, BN11 5DA
Offers Over £900,000





We are pleased to be able to offer the opportunity to purchase a completely refurbished, detached house situated Hythe Road. The property offers four bedrooms, three reception rooms, modern open plan kitchen/living room, two re-fitted bathrooms and utility room. The south facing rear garden has been well landscaped creating a wonderful indoor/outdoor living space. The property is situated just a short walk away from Worthing Seafront which is approx. 200m away.



Key Features

- Well Presented Refurbished Detached House
- Four Bedrooms
- Three Reception Rooms
- Open Plan Kitchen/ Living Area
- Ground Floor Bathroom & Ensuite Shower Room
- Landscaped South Facing Rear Garden
- Utility Room With Mezzanine Potential to turn into a Annex
- Off Road Parking
- Bus Routes Nearby
- Approx. 200 Meters To Worthing Seafront



4 Bedrooms



2 Bathrooms



3 Reception Room

INTERNAL

Front door leading into the spacious entrance hall which also offers a seating area with a bay fronted window and an opening into the open plan kitchen/ living space. The open plan kitchen/ living space offers modern wall and base units with under counter fridges, wine fridge, two built in ovens, induction hob, integrated dishwasher, instant hot water tap, island, bi fold windows and doors creating a wonderful indoor/ outdoor experience. The open plan kitchen/ living space also benefits from under floor heating which can be controlled by different zones. The property benefits from an additional reception room which is located to the front of the property offering bay fronted window and log burner. There is a ground floor bedroom which could also be used as a study to the rear of the property which benefits from double doors out to the rear garden. The ground floor bathroom comprises of bath, shower cubicle, wash hand basin with vanity unit below, WC and underfloor heating. Just located next to the kitchen is a versatile room which is currently being used as a utility room but could be turned into an annexe or additional room, there is a wonderful feature of a mezzanine and direct access to the front of the property and the rear garden. On the first floor there are three double bedrooms. The primary bedrooms offers made to measure built in wardrobes with access to the eaves storage, built in cupboard with hanging rail offering more wardrobe space, double doors leading out to the alfresco balcony. The ensuite shower room comprises of corner shower, wash hand basin and WC.

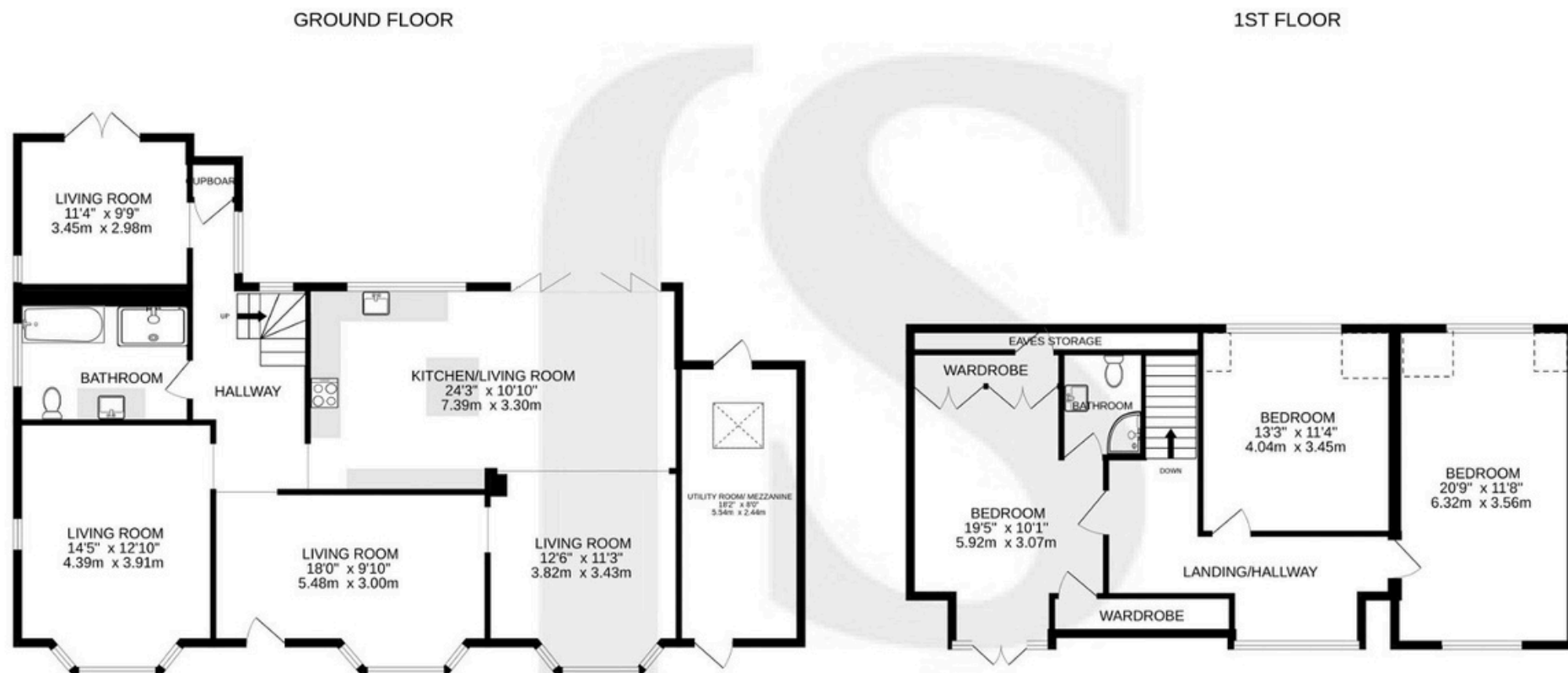
EXTERNAL

To the front of the property it has been laid to shingle providing plenty of off road parking, access to the rear garden via side access and access into the utility space via a personal door. The rear garden is south facing and has been well landscaped meaning you have a rear garden which could be used during all seasons.

SITUATED

In Hythe Road in a highly sought after position in West Worthing within 200 metres from Worthing Seafront. Local shops can be found at Heene Road and Goring Road, both of which are approximately half a mile away. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is within a mile. The nearest station is West Worthing which is less than a mile away and bus services run nearby on Grand Avenue.





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		78
(55-68) D	57	
(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): 209 sqm
- Tenure: Freehold
- Council tax band: F

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.