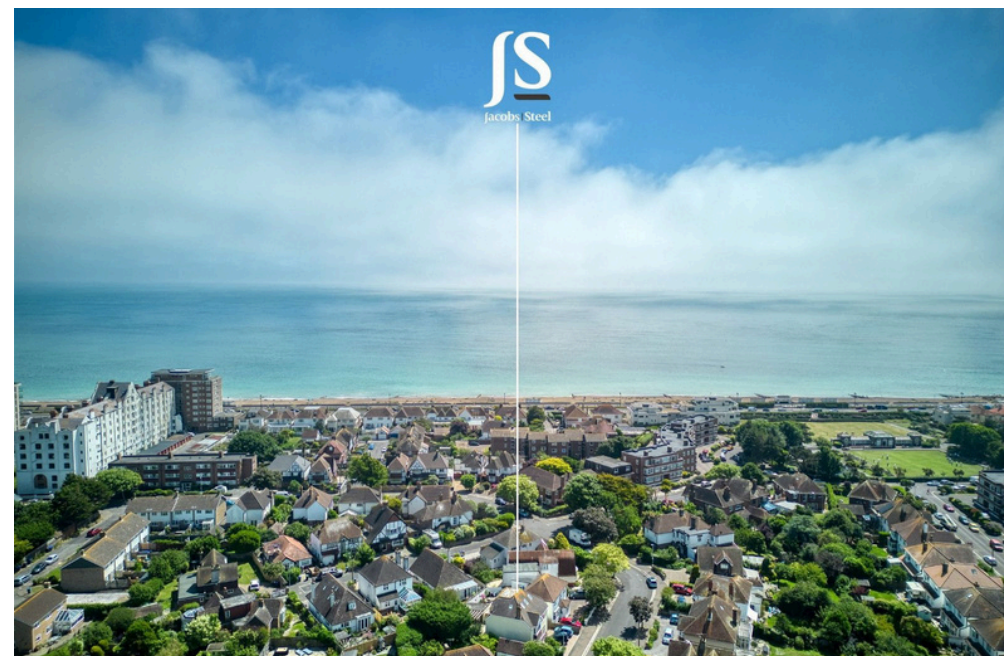




Hythe Road, West Worthing, West Sussex, BN11 5DA
Guide Price £850,000



We are delighted to be able to offer an extended, detached house situated just a short walk away from West Worthing Seafront & Marine Gardens. The property offers five double bedrooms, three bathrooms, good size kitchen/ dining room, utility room and dual aspect lounge. The detached house also benefits from off road parking, garage and private rear garden.



Key Features

- Extended Detached House
- Five Double Bedrooms
- Three Bathrooms
- Modern Kitchen/ Dining Room
- West Facing Lounge
- Utility Room
- Walking Distance to West Worthing Seafront & Marine Gardens
- Rear Garden
- Detached Garage
- Off Road Parking For Several Cars



5 Bedrooms



3 Bathrooms



2 Reception Room

INTERNAL

Front door leading into the entrance hall with access to all ground floor rooms. The modern ground floor shower room comprises of walk in shower, wash hand basin and WC. The lounge is west facing and offers dual aspect windows. The modern kitchen/ dining room is a very good size measuring and offers a bay fronted window with a window seat looking out to the front of the property. The modern kitchen comprises of wall and base units with Matte units with wood effect work surface with integrated appliances including five ring gas hob, built in double oven, space for freestanding American fridge/ freezer, wine cooler, dishwasher, under counter lighting, breakfast bar, double doors leading out to the rear garden and door leading out to the utility room. The utility room offers space and plumbing for an additional dishwasher, washing machine, tumble dryer, sink and drainer. On the first floor there are three double bedrooms and a modern bathroom. The bathroom offers bath, wash hand basin with storage below and WC. On the second floor there are an additional two double bedrooms and shower room.

EXTERNAL

To the front there is off road parking for several cars and driveway leading to the garage. The rear garden has mainly been laid to lawn with floral borders, raised decking, pergola and timber gates giving side access.

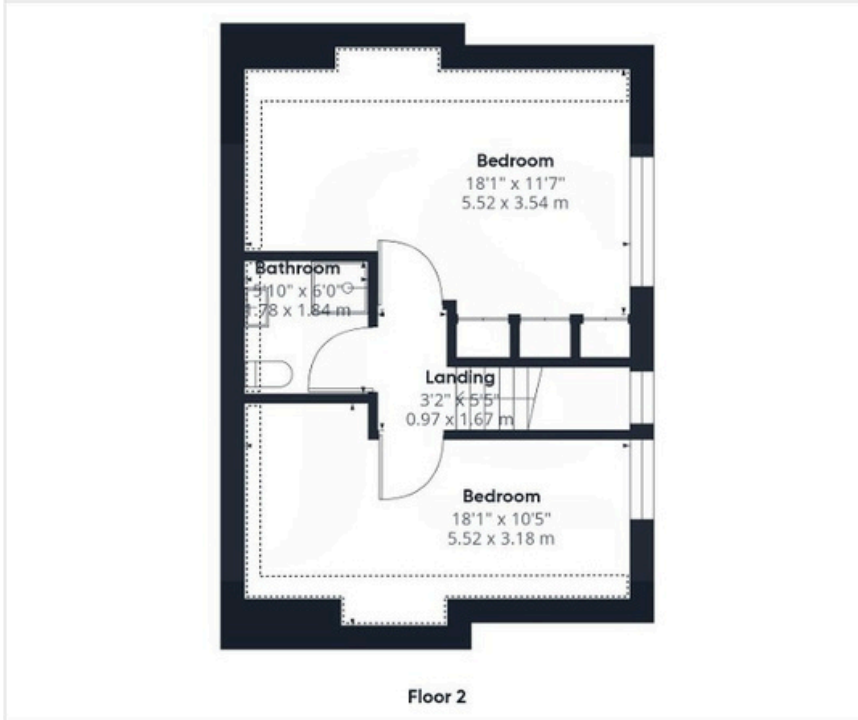
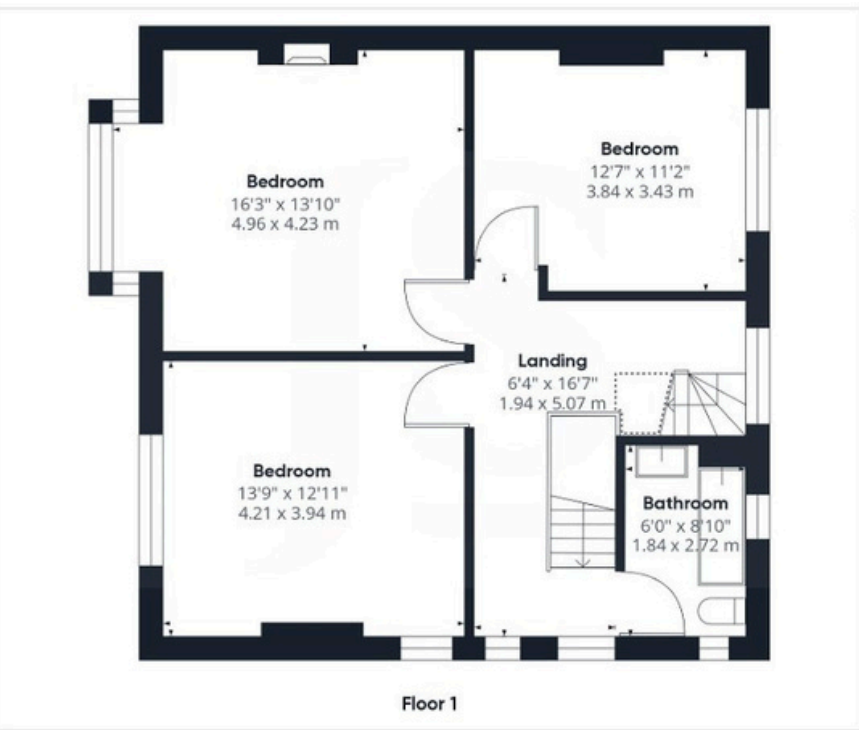
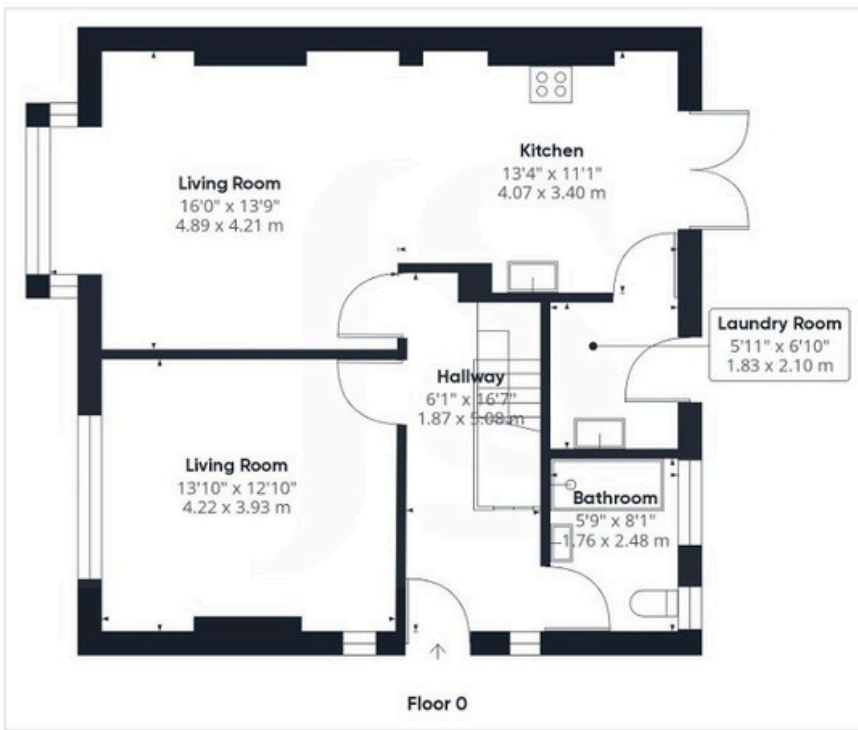
LOCATION

In Hythe Road in a highly sought after position in West Worthing within 350 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. Marine Gardens is situated only a short walk away offering a wonderful cafe with views across the well kept gardens.

COUNCIL TAX BAND
F

Total floor space 1959sqft
182 Sqm





JS

Approximate total area⁽¹⁾
 1850.04 ft²
 171.87 m²

Reduced headroom
 96.78 ft²
 8.99 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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		
(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	

Property Details:

Floor area (as quoted by EPC: Total floor space 1959sqft / 182 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.