



47 Hawthorn Road

Worthing, BN14 9LT

Asking price £600,000

A beautifully extended three bedroom detached bungalow which has been refurbished to a high standard throughout. The accommodation comprises of spacious entrance hall with herringbone wood effect flooring flowing through to the extended open plan kitchen/dining/lounge. The kitchen area has an extensive range of shaker units and drawers with integrated appliances and marble effect worktops. There is also a feature island offering further storage and a breakfast bar. The lounge/dining area within this room has patio doors leading out to the rear garden. Off the kitchen is a useful utility and cloakroom.

Two of the bedrooms are fabulous size doubles with the master bedroom benefitting from a fully tiled shower room en-suite with walk-in waterfall shower cubicle, sink vanity unit, WC and heated towel rail. A further room can be used as a third bedroom or snug and has double sliding doors on to the garden. The family bathroom is fully tiled with contemporary marble effect tiling, bath with shower over.

Externally, the benefits from a front garden and driveway offering off road parking, leading to a garage with electric up and over door. The rear garden is paved leading off the property offering a great entertaining space with the remainder of the garden having artificial grass and walled border.

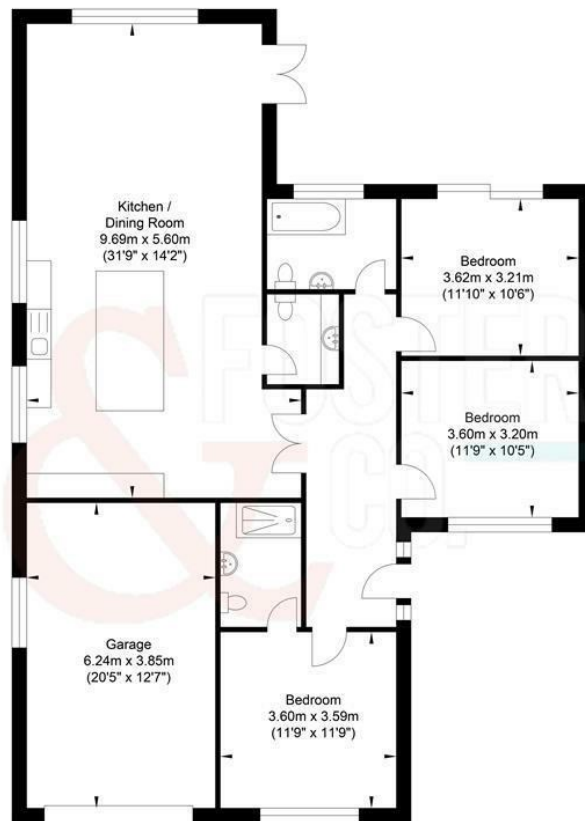
Worthing train station which offers services to London Victoria or London Bridge in around an hour and a half or to Brighton in approximately 20 minutes can be found just over a mile away, as can the seafront & promenade and Worthing's town centre which offers a comprehensive range of shopping facilities, bars, restaurants, and amenities.

- Detached
- 3 Bedrooms
- Off Road Parking
- 2 Bathrooms
- Great Location
- Bungalow
- Garden
- Garage
- Utility Room

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	



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Approximate Floor Area
1456.14 sq ft
(135.28 sq m)

Approximate Gross Internal Area = 135.28 sq m / 1456.14 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.