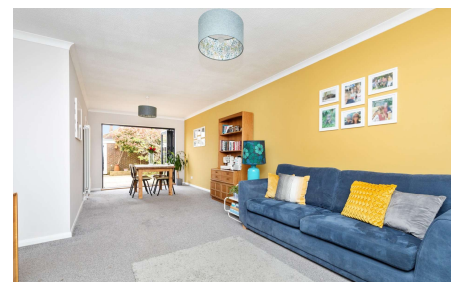
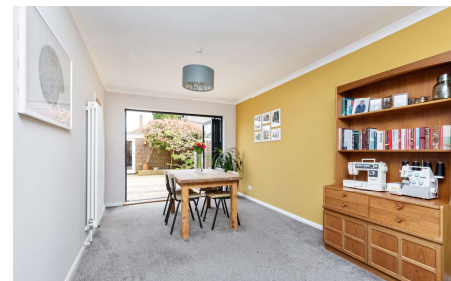
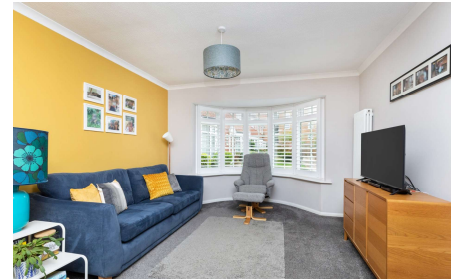




Matthew
Anthony
ESTATE AGENCY

It's all in the details...



9 Langham Gardens

Worthing, West Sussex, BN11 5BN

£475,000

- Open House Day Saturday 4th May
- Stunning Mews House
- Prized Cul De Sac Location Just Off Grand Avenue
- Impeccably Styled Interior
- Superbly Large Double Aspect Lounge/Dining Room with Bi-Fold Doors to the Garden
- Fully Fitted Modern Kitchen with Integrated Appliances
- Three Excellent Bedrooms
- Contemporary Bathroom and Ground Floor Cloakroom
- Landscaped Walled Garden
- En Block Garage

www.matthewanthony.co.uk

Worthing House, 6 South Street, Worthing BN11 3AA
01903 608080 | info@matthewanthony.co.uk

Step Inside

Sitting back from the wide tree-lined road of Grand Avenue in a superb small cul de sac, this exceptional end of terrace mews house is perfectly placed for ease of access to the beach, town centre and mainline station. The peaceful location instantly offers an air of exclusivity while the interior design themes that flow throughout generate an enviable modern day family lifestyle.

Step in from an elegant Georgian-styled facade and you'll find the encaustic patterns of the hallway's floor stretching out beneath your feet while the timber tones of wood doors unfold onto a succession of light filled rooms. A fabulously sized double aspect lounge/dining room looks out onto the greenery of the front garden from its charming bow windows and black framed bi-fold doors seamlessly extend the generous dimensions with the seclusion of a landscaped walled garden. A vertical column radiator and window shutters are notable finishing touches and whilst a feature wall adds a pop of colour, plush grey carpeting keeps things cosy underfoot. Equally impressive, the adjoining fully fitted kitchen is designed with day to day life in mind. Cashmere grey cabinets topped with solid wood countertops wrap-around the room housing eye-level tower ovens, a gas hob, fridge freezer and washing machine, and rich navy blue metro tiles complement dark window frames. A duo of hallway cupboards supply handy storage and a ground floor cloakroom is an added bonus for any busy household.

A beautiful glass and wood framed staircase continues the cohesive design themes leading the way up to a first floor where a trio of impressive bedrooms each have ample fitted storage. A feature demi wall and picture rail in rich heritage green lend a sophisticated feel to a large main bedroom and together a sizable single room and second double bedroom provide plenty of flexibility for a growing family or anyone working from home. Arranged in a crisp white metro tile setting with contrasting grey grouting, a deluxe family bathroom has a first class contemporary suite that includes an L-shaped bath with an overhead shower.

Step Outside

Tucked back from the cul de sac behind an established lawn and fully stocked flowerbeds the red brick facade of this mews house creates an enticing introduction with its bow windows and the elegant pediment and surround of a Georgian-style doorway.

To the rear, the contemporary bi-fold doors of the lounge/dining room pull back to allow daily life to filter out into a superbly landscaped large walled garden where a raised decked platform has an inset tree and timber planters contain the greenery of climbing vines and the colour of a mature Red Robin Photinia tree. Benefiting from a noticeably secluded feel, this brilliantly proportioned outdoor space is ideal for everything from al fresco entertaining to lazy summer afternoon siestas. At the bottom, glazed French doors open into your own brick built garage that sits within a small block.

In your local area

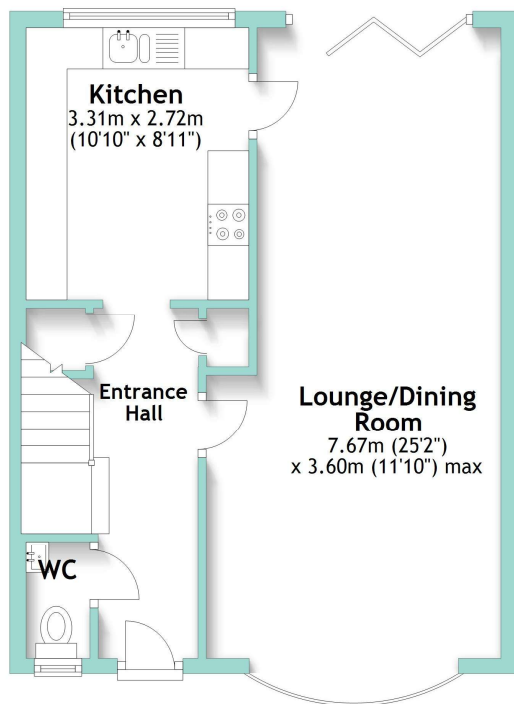
The wide tree-lined road of Grand Avenue stretches directly down to the beach and promenade in one direction and up to the mainline service of West Worthing train station in the other. The town centre with its wide range of high street and independent cafes, shops, bars and restaurants is within easy reach, and there are plenty of supermarkets to choose from including Waitrose and Marks & Spencer.

The coast road takes you directly to Portslade, Hove and Brighton to the east and onto nearby Ferring with its ever popular Sea Lanes beachfront cafe to the west. The A27 has convenient commuter routes and local schools include St John's Preschool, Elm Grove Primary School and Our Lady of Sion Junior School.



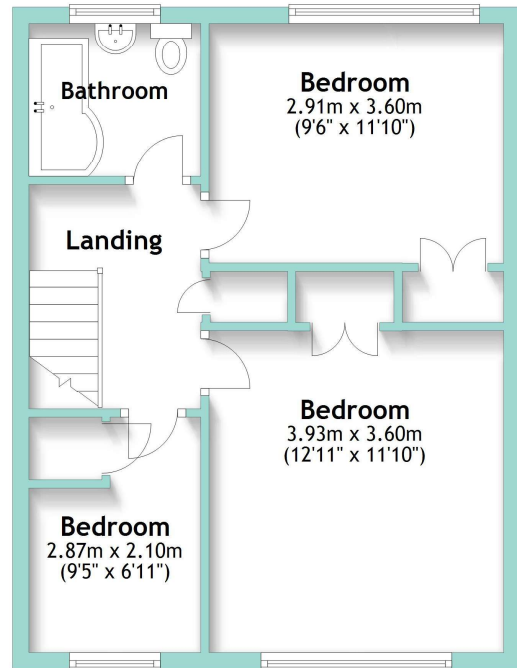
Ground Floor

Approx. 44.8 sq. metres (482.5 sq. feet)



First Floor

Approx. 44.5 sq. metres (478.7 sq. feet)



Total area: approx. 89.3 sq. metres (961.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	71	
(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	

Council Tax: Adur & Worthing Band E

Tenure: Freehold

Flood Risk: Rivers & Seas: Very Low

Surface Water: Medium

Broadband: (estimated speeds)

Standard: 5 mbps

Superfast: 96 mbps

Ultrafast: 1000 mbps

Restrictive Covenants: Yes

Disclaimer

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.

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