



Matthew  
Anthony  
ESTATE AGENCY

*It's all in the details...*



# 20 Berkeley Square

Worthing, West Sussex, BN11 5AF

**£450,000**

- Stunning end of terrace mews house
- Prized cul de sac location just off Grand Avenue
- Beautifully presented with parquet floor and bow windows
- Garage in nearby compound
- Spacious double aspect lounge/dining room opening onto decked patio
- Sleek fully fitted contemporary kitchen with door to the patio
- Impressive main bedroom with south-facing Juliet balcony and fitted wardrobes
- Two equally impressive additional bedrooms
- Modern bathroom and ground floor cloakroom
- Enclosed rear garden with lawn and decked patio

[www.matthewanthony.co.uk](http://www.matthewanthony.co.uk)

Worthing House, 6 South Street, Worthing BN11 3AA  
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## **Step Inside**

Tucked away in a favoured cul de sac, this exceptional neo Georgian home sits at the end of a small attractive terrace behind the greenery of an established lawn and evergreen boundary hedgerows. Just moments away, the wide tree-lined road of Grand Avenue leads directly down to the beach in under half a mile while around the corner Mill Road and the A259 make it easy to travel into the centre of town.

Behind an elegant facade a subtle grey and white palette flows throughout light filled rooms effortlessly making this house a cohesive home. With the rich warm tones of a beautiful parquet floor stretching out beneath your feet a spacious double aspect lounge/dining room instantly lets you know you've found somewhere special. Natural light filters in through the charm of south-facing bow windows, the impressive dimensions supply every opportunity to relax and unwind, while a glazed door framed by full height windows tempts you out onto a decked patio for meals in the summer sun.

With further access to the patio and garden, the superbly appointed kitchen is fully fitted with the clean lines of gloss white cabinets. Integrated appliances include a double oven, gas hob, fridge freezer, dishwasher and washing machine, and whilst metro tiled splashbacks add a pop of colour, sleek granite countertops provide a deluxe finishing touch. A cloakroom completes the ground floor.

Upstairs the tasteful design themes are echoed throughout three more than generous bedrooms, each with soft plush carpeting. An enviably light and bright main bedroom opens onto a south-facing Juliet balcony framed with bow iron railings, and the second double bedroom and large single room produce plenty of versatile space for a growing family and/or working from home. Together they share a modern family bathroom where an L-shaped bath has an overhead shower.

## **Step Outside**

When you open up the doors of the lounge/dining room and kitchen you'll find an enclosed rear garden that's both family friendly and perfect for al fresco entertaining. A wide decked patio is ideally sized for barbeques and drinks in the sunshine, coastal stones border an established lawn and high fencing gives a lovely level of privacy. A secure side gate provides easy access to your private garage in a nearby compound.

## **In your local area**

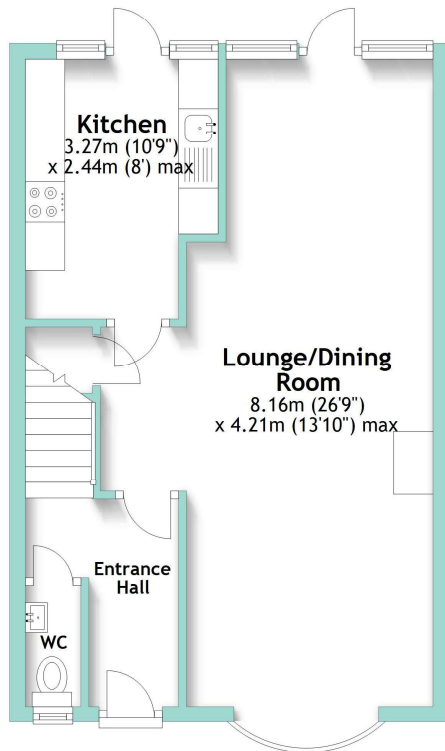
The wide tree-lined road of Grand Avenue stretches directly down to the beach and promenade in one direction and up to the mainline service of West Worthing train station in the other. The town centre with its wide range of high street and independent cafes, shops, bars and restaurants is within easy 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 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.



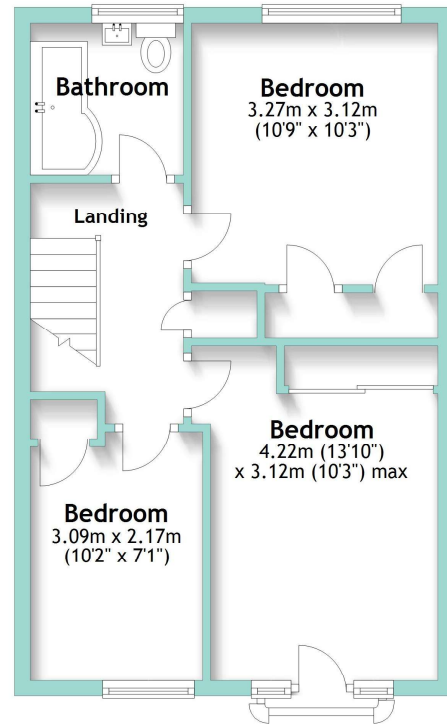
### Ground Floor

Approx. 42.1 sq. metres (452.6 sq. feet)



### First Floor

Approx. 42.6 sq. metres (459.0 sq. feet)



Total area: approx. 84.7 sq. metres (911.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		71	83
EU Directive 2002/91/EC			

**Council Tax:** Adur & Worthing Band D

**Tenure:** Freehold

#### 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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