



Matthew
Anthony
ESTATE AGENCY

It's all in the details...



13 Stone Close

Worthing, West Sussex, BN13 2AU

£375,000

- Outstanding end of terrace family home
- Impeccably styled and presented
- Large rear garden with pergola and summerhouse
- Private brick paved driveway
- Superb living room with focal point fireplace
- Adjoining dining room with French doors to the patio
- Large fully fitted country kitchen with integrated appliances
- Three generously sized bedrooms
- Contemporary bathroom with deluxe bath and shower cubicle
- No chain

www.matthewanthonny.co.uk

Worthing House, 6 South Street, Worthing BN11 3AA

01903 608080 | info@matthewanthonny.co.uk

Step Inside

In a cul de sac location that's great for local schools, this bay fronted period home sits back from Stone Close behind a prodigious brick paved driveway that instantly gives a prized sense of distance from passers-by. Step inside and you'll find an impeccably styled layout that unfolds from a wide hallway and opens out onto the patio of a notably large garden.

Beautifully lit by south facing bay windows, a duo of interconnecting reception rooms combine to create a fantastic double aspect open plan layout with matching accent walls. Perfect for modern family life, the superbly stylish living room has the focal point of a stone clad fireplace. Lending a warming balance to cool white walls, an engineered wood floor continues through a broad archway into the dining room where French doors tempt you out beneath a contemporary pergola.

Equally impressive, the adjoining double aspect kitchen is fully fitted with a wealth of tastefully chosen modern country cabinets and an integrated oven and gas hob. Honey toned countertops supply a prized measure of workspace and the generous design has extra space for a selection of freestanding appliances. Cream metro tiled splashbacks perfectly complement the cabinets and a fully glazed door makes it effortlessly easy to start the day with a peaceful morning coffee on the patio.

With a lovely flow of natural light tumbling down from above, a traditional turning staircase leads the way upstairs where three admirably proportioned bedrooms offer plenty of flexibility for both a growing family and anyone working from home. Echoing the refined heritage grey colours of the ground floor, an impeccable main bedroom has further bay windows and a fitted wardrobe within one of the wide chimney breast alcoves. Easily accommodating a desk/study area, the second double bedroom sits peacefully to the rear looking out onto greenery of the garden, while a large single bedroom could become a dedicated office or dressing room if preferred. Together they share a superb family bathroom with a deluxe contemporary bathtub and a separate shower cubicle.

Outside

Enviably sized the rear garden offers something for everyone. In need of a little TLC, it's easy to see that once tidied this could become a highlight of this Salvington home. The dining room and kitchen entice you out onto a brilliantly broad paved patio with a pergola, while an established lawn stretches down to a timber summerhouse. Behind French doors its ample dimensions create a host of possibilities as somewhere to sit and relax, be a playroom, yoga space or gym – the choice is yours!

At the front of the property a substantial private brick paved driveway has off-road parking space for several vehicles.

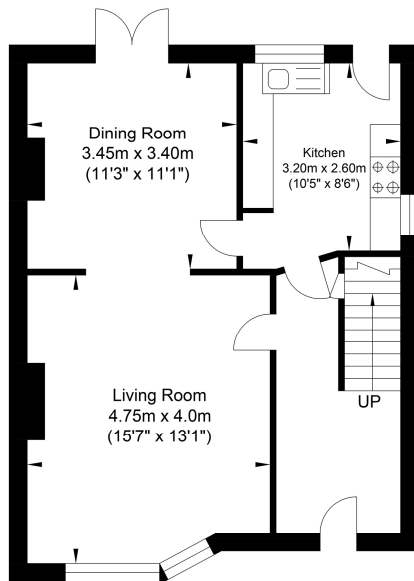
In Your Local Area

Conveniently situated approximately only 2 miles from the hubbub of central Worthing, this Salvington home offers the best of both worlds. The Boulevard and Sea Place take you down to the beach where the coast road takes you into the town centre in one direction and on to Ferring with its beachfront footpaths and cafes in the other. A Sainsbury's Local is only 0.3 miles from your door and the area has a selection of coffee shops to choose from.

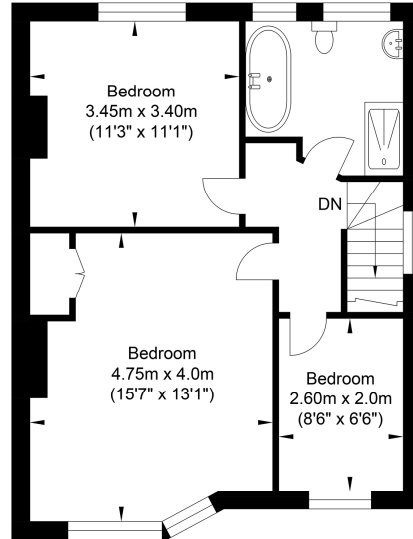
When it comes to local schools the current catchment area includes The Laurels and Durrington infant schools, Durrington Junior School, Davison High School for Girls, and Worthing, Durrington and St Andrew's High schools. The Littlehampton Road and the A259 supply convenient commuter links and West Worthing mainline station is just over a mile away.



Stone Close, Worthing



Ground Floor
Approximate Floor Area
527.10 sq ft
(48.97 sq m)



First Floor
Approximate Floor Area
527.10 sq ft
(48.97 sq m)



Approximate Gross Internal Area = 97.94 sq m / 1054.21 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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		72	85
EU Directive 2002/91/EC			

Council Tax: Adur & Worthing Band B

Tenure: Freehold

Flood Risk

Rivers & Seas: Very Low

Surface Water: Medium

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.

www.matthewanthonyc.co.uk

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