



16 Gannon Road

, Worthing, BN11 2DT

Guide price £800,000

Freehold Council Tax Band E

James & James Estate Agents are delighted to bring to the market this substantial and deceptively spacious four bed, three reception room, semi-detached house situated in this popular residential area of Worthing being close to the seafront.

In brief the accommodation comprises beautiful character entrance vestibule and entrance hall with welcoming stained glass window affording more character and natural light. There is a sitting room/lounge, separate dining room/third reception room, and an exceptionally spacious and bright open plan L shaped living/dining and fully fitted modern kitchen with two roof lanterns flooding the kitchen with natural light. There are then return doors to the utility room/second kitchen, and a personal door to the useful covered area with roller shutter garage door extending to approximately 50ft, which in turn leads to the newly built brick garage/workshop.

To the first floor there are four double bedrooms, family bathroom with bath and shower, and an additional separate W.C.

The front garden has been arranged to brick block paving providing off road parking for three vehicles, whilst the rear garden has been landscaped with areas of patio, lawn, maturing tree and shrub lined borders.

Situated in Gannon Road, the property is situated being a short walk from the beach and Worthing town centre, whilst Worthing hospital is also close at hand. The nearest mainline railway station is East Worthing giving direct links to London Gatwick, Victoria, Brighton and beyond. Local buses serve the area.

In our opinion internal viewing is considered essential to appreciate the overall size and condition of this beautiful family home.

Entrance vestibule
3'7 x 4'6 (1.09m x 1.37m)

Spacious entrance hall
19'9 x 5'8 (6.02m x 1.73m)





L - shaped open plan living kitchen/dining room
28'0 narrowing to 12'4 x 19'4
narrowing to 11'8 (8.53m
narrowing to 3.76m x 5.89m
narrowing to 3.56)

Utility room/second kitchen
14'7 x 7'8 (4.45m x 2.34m)

Lounge
14'5 x 14'8 (4.39m x 4.47m)

Dining room/third reception room
11'2 x 13'8 (3.40m x 4.17m)

First floor landing
18'5 x 5'7 (5.61m x 1.70m)

Bedroom one
14'5 x 13'5 (4.39m x 4.09m)

Bedroom two
13'3 x 13'4 (4.04m x 4.06m)

Bedroom three
11'3 x 14'0 (3.43m x 4.27m)

Bedroom four
8'5 x 6'2 (2.57m x 1.88m)

Family bathroom
13'4 x 6'9 (4.06m x 2.06m)

Separate W.C.

Off road parking for three cars

Multipurpose lean-to
approximately 54'0 x 7'11
(approximately 16.46m x 2.41m)

Brick built garage/workshop
19'3 x 11'4 (5.87m x 3.45m)

Landscaped rear garden



Floor Plan



Viewing

Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

