



JAMES & JAMES
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BUYING | SELLING | LETTINGS | MORTGAGE ADVICE



7 Amberley Drive

Worthing, BN12 4QE

Guide price £1,000,000



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James & James Estate Agents are delighted to offer this beautiful six bedroom detached family home in sought after Goring Hall.

Villa Mar is situated on a secluded and generous plot with gardens surrounding three sides, less than 0.25 miles from the beach.

A private block paved driveway with parking for two vehicles leads to a large detached garage with pitched roof and eaves storage.

The property itself is arranged over three floors providing spacious and versatile accommodation and is offered in excellent decorative condition having been well maintained by the current owners.

A double glazed porch leads through the oak front door to a large panelled hall with oak style Karndean flooring and separate cloakroom.

The contemporary open plan kitchen and family room boasts a range of modern integrated appliances, island with Corian work surfaces, oak style Karndean flooring and separate utility room. The dining and lounge area has French doors leading to a large block paved, private patio, leading for alfresco dining and entertaining.

To the West of the property there is a welcoming feature family lounge with open log fire and large bay window.

The first floor accommodation offers four double bedrooms, master with ensuite shower with twin basin, toilet and a modern refitted family bathroom.

The accommodation to the second floor offers two double bedrooms, shower room and an open plan lounge. However, this versatile space could also be used as a separate living space of home business.

The property also benefits from UPVC double glazing and gas fired central heating.

In our opinion internal viewing is essential to appreciate the size and many features this versatile property has to offer.

UPVC double glazed entrance porch
6'5 x 6'8 (1.96m x 2.03m)

Spacious entrance hall
18'2 x 12'6 narrowing to 7'8
(5.54m x 3.81m narrowing to 2.34m)

Ground floor W.C.

Double aspect bay fronted lounge
19'0 x 16'9 (5.79m x 5.11m)





Luxury refitted kitchen/family room
28'1 x 15'8 (8.56m x 4.78m)

Utility room
8'1 x 8'4 (2.46m x 2.54m)

First floor landing

Bay fronted master bedroom
15'0 x 17'0 (4.57m x 5.18m)

Luxury refitted en-suite shower room
12'9 x 4'0 (3.89m x 1.22m)

Modern refitted family bathroom
9'5 x 6'3 (2.87m x 1.91m)

Bay fronted bedroom two
14'7 x 16'0 (4.45m x 4.88m)

Bedroom three
10'3 x 10'1 (3.12m x 3.07m)

Bedroom four
8'9 x 10'3 (2.67m x 3.12m)

Second floor

Open plan living room
14'0 x 15'3 (4.27m x 4.65m)

Bedroom five
13'2 x 11'4 (4.01m x 3.45m)

Bedroom six
15'5 x 8'0 (4.70m x 2.44m)

Shower room
5'4 x 6'0 (1.63m x 1.83m)

Private Drive

Detached garage with pitched roof

Large brick block paved courtyard

Large secluded garden to three sides

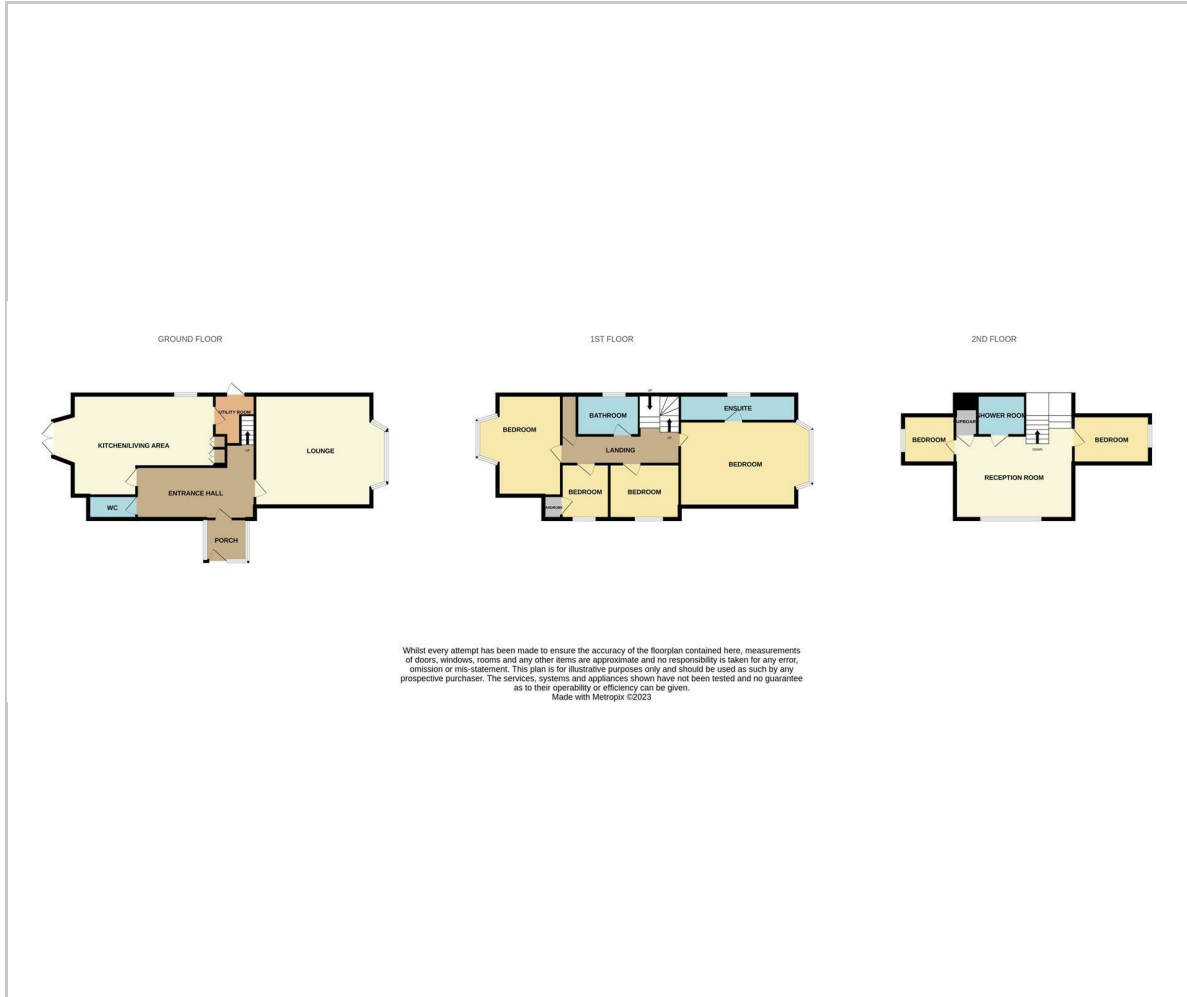
Private Patio Area

Garage
20'0 x 10'1 (6.10m x 3.07m)

Council Tax Band G



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

