



**JAMES & JAMES**  
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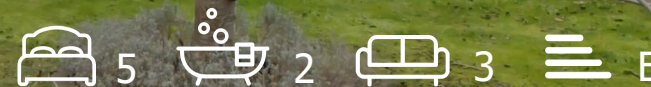


49 Upper Brighton Road

, Worthing, BN14 9HT

Guide price £900,000

Freehold Council Tax Band F



GUIDE PRICE £900,000 - £950,000.

Outstanding attention to detail, futureproof for any growing family and style that's for the most forward thinking of families, this superb detached residence has everything you could need for your forever family home.

The accommodation in brief comprises a carport into composite front door, into spacious entrance hall with ground floor cloakroom, cinema with feature wall, South facing lounge with focal fireplace and media wall.

There is a superb open plan kitchen/dining/breakfast room with a range of integrated appliances, Corian work surface, induction hob, two roof lanterns, inset speakers, and spot lighting. There is an integral door to the double garage, utility room and ground floor study.

To the first floor the principle bedroom boasts a Juliette balcony, luxury bath and shower room en-suite and a spacious dressing room. There are three further double bedrooms, a family bathroom and separate W.C.

Externally the front of the property is arranged to provide ample off road parking which in turn leads to the carport and double garage.

The rear garden is a particular feature of the property being laid predominantly to lawn with an area for a hot tub, patio, and a garden office.

Other benefits include gas central heating, double glazing, and in our opinion internal viewing is considered essential to appreciate the overall size and condition of this beautiful family home. New Roof to be installed May 2024.

Covered car port entrance

Spacious entrance hall  
25'5 x 5'4 (7.75m x 1.63m)

South facing lounge  
14'6 x 14'3 (4.42m x 4.34m)





Cinema room  
14'11 x 13'0 (4.55m x 3.96m)

Ground floor W.C.

Luxury kitchen/breakfast room  
26'6 x 24'0 (8.08m x 7.32m)

Utility room  
12'9 x 6'2 (3.89m x 1.88m)

Home office  
6'6 x 4'7 (1.98m x 1.40m)

First floor landing  
14'8 x 6'5 (4.47m x 1.96m)

Principle bedroom with Juliette balcony  
22'6 x 15'1 (6.86m x 4.60m)

Luxury fitted bath and shower room  
8'8 x 9'2 (2.64m x 2.79m)

Dressing room  
14'4 x 9'9 (4.37m x 2.97m)

Bedroom two  
14'10 x 14'4 (4.52m x 4.37m)

Bedroom three  
14'6 x 14'4 (4.42m x 4.37m)

Bedroom four  
14'2 x 13'7 (4.32m x 4.14m)

Family bath and shower room  
7'5 x 5'8 (2.26m x 1.73m)

Separate W.C.

Access to large loft space

Ample off road parking

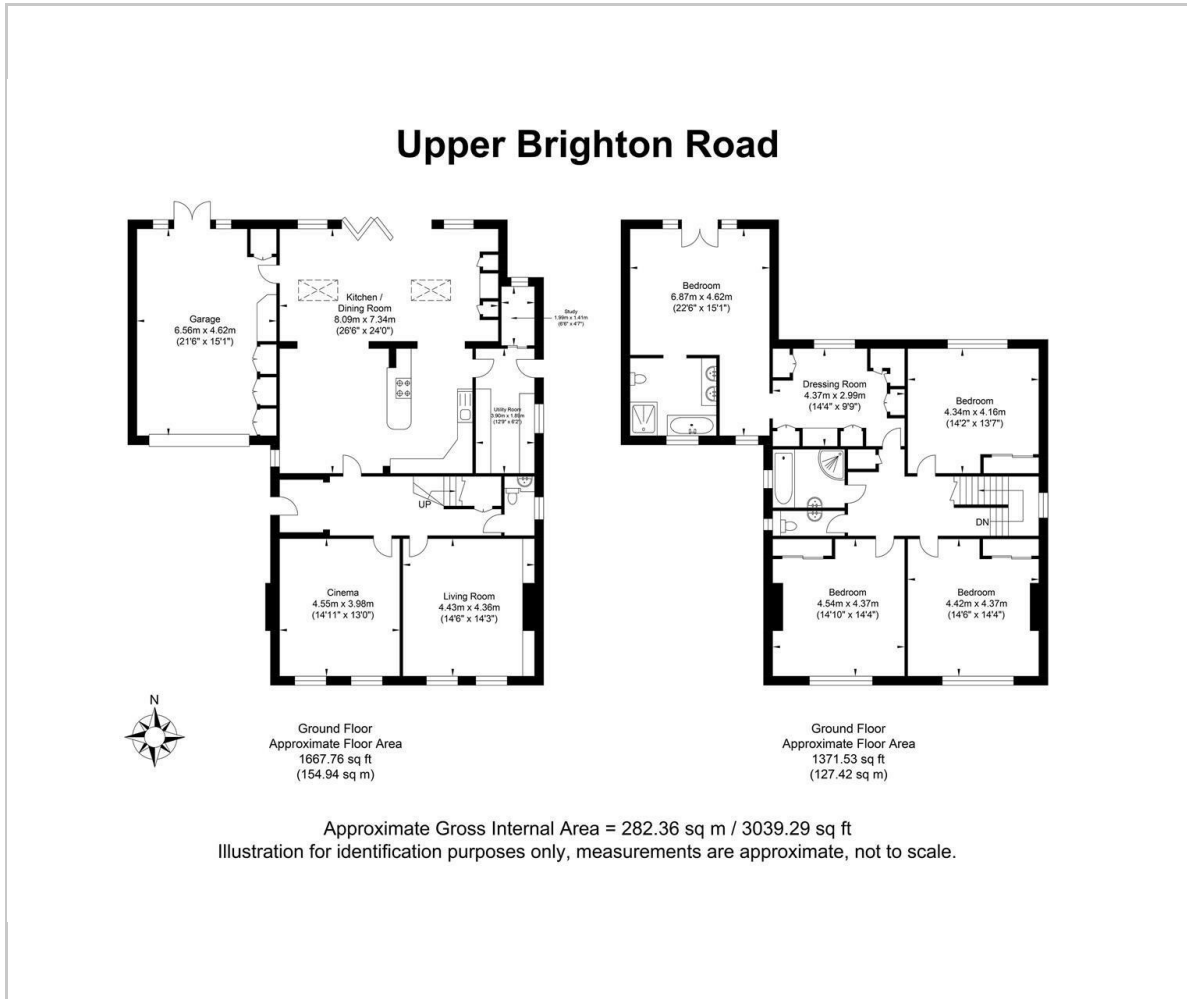
Front garden

Double garage with high ceiling  
21'6 x 15'1 (6.55m x 4.60m)

Superb garden

Garden office with power & light  
11'11 x 8'9 (3.63m x 2.67m)

## Floor Plan

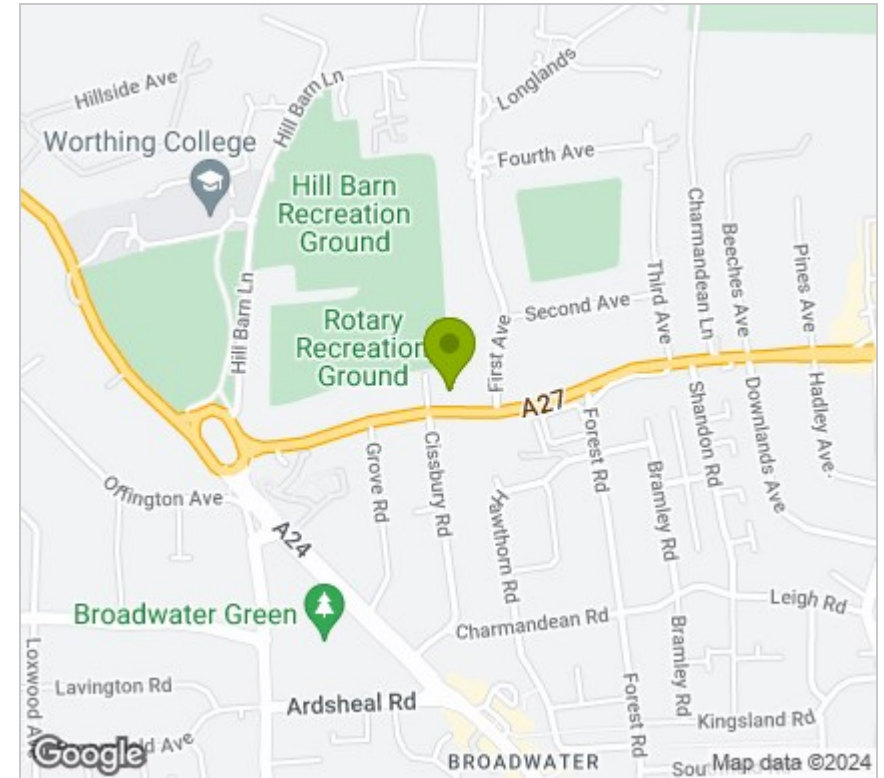


## Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

