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10 Westbrooke
Worthing, BN11 1RE

Guide price £1,500,000



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James & James Estate Agents are delighted to bring to the market this turn of the century, completely refurbished and modernised detached family home situated in the heart of Worthing town centre.

In brief the accommodation comprises enclosed entrance vestibule into spacious entrance hall with under stairs storage cupboard, part panelled walls and ground floor cloakroom.

There is a bay fronted lounge with Adams style fireplace, and arch opening into the secondary sitting area with additional focal panelled fireplace which is set back as an inglenook effect with French doors onto the landscaped rear garden.

There is an additional double aspect ground floor bedroom/reception room with a modern fitted wet room en-suite, and a side door giving side access meaning this could be arranged as a self-contained annex.

The luxury fitted kitchen is a particular feature of the property boasting a central island with cupboards and marble worktop, twin Butler sink, and a space for range style appliance.

We then step down into a beautiful breakfast room with floor to ceiling windows and French doors on to the garden. Off the kitchen there is a utility room with acrylic sink and space & plumbing for two further appliances.

The beautiful oak return staircase leads to the spacious first floor landing with feature high level skirting, picture rails and access to loft space.

The master bedroom boasts a bay window and a dressing room with a range of fitted appliances and a luxury fitted en-suite shower room.

The second bedroom again is double aspect with fitted wardrobes and a luxury modern en-suite shower and W.C. with concealed flush and heated towel rails.

There are then three further double bedrooms and a luxury family bathroom meaning this house boasts five superb rooms for any growing family.

Externally is a stunning rear garden and a private driveway for several vehicles.

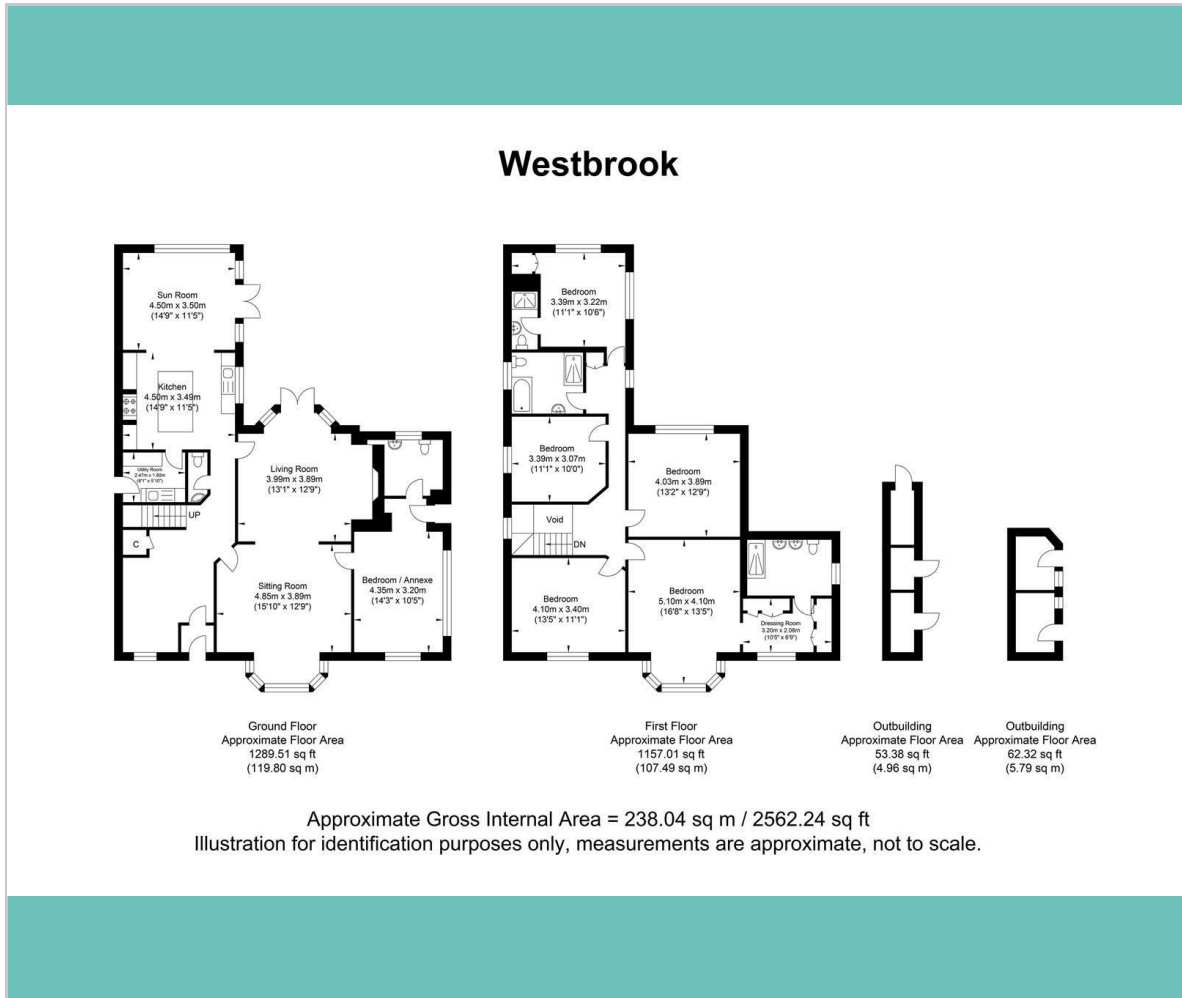
Planning permission has been granted for a garage/gym to the left side of the property.





- Entrance porch
- Entrance hall area
- Cloakroom
- Utility room
8'1 x 5'10 (2.46m x 1.78m)
- Kitchen area
14'9 x 11'5 (4.50m x 3.48m)
- Sun room area
14'9 x 11'5 (4.50m x 3.48m)
- Sitting room
15'10 x 12'9 (4.83m x 3.89m)
- Living room
13'1 x 12'9 (3.99m x 3.89m)
- Ground floor bedroom/annexe
14'3 x 10'5 (4.34m x 3.18m)
- En-suite cloakroom
- Stairs to first floor
- Bedroom five
11'1 x 10'0 (3.38m x 3.05m)
- Family bath & shower room
- Bedroom four
14'9 x 11'5 (4.50m x 3.48m)
- En-suite shower room
- Bedroom two
13'2 x 12'9 (4.01m x 3.89m)
- Master bedroom
16'8 x 13'5 (5.08m x 4.09m)
- Dressing room
10'5 x 6'9 (3.18m x 2.06m)
- En-suite bathroom
- Outbuilding one
- Outbuilding two

Floor Plan

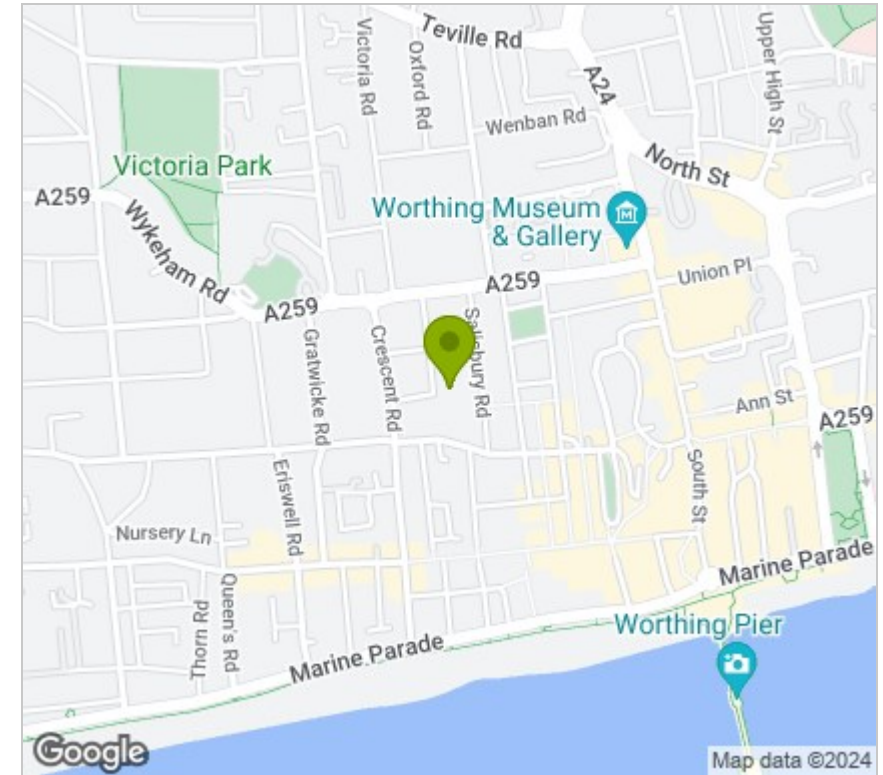


Viewing

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

