



3 St. Raphael Road, Worthing, BN11 5HL

Guide price £700,000





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, Worthing, BN11 5HL

- Versatile accommodation
- Double length garage
- Split level bedrooms
- Sole agents
- In need of renovation
- Private Road
- Balcony
- Viewing recommended
- Call now to register

This truly unique and extensively extended detached home offers exceptional and versatile accommodation, presenting a fantastic opportunity for modernisation. Situated in a sought-after PRIVATE ROAD, the property is in need of complete refurbishment but has the potential to become an outstanding residence.

Upon entering through the storm porch, you are welcomed into a spacious entrance hall featuring a focal fireplace. A glazed door leads into the bay-fronted lounge/diner, which boasts a striking marble fireplace and an archway opening onto the sunroom. The sunroom enjoys views over the courtyard garden, creating a bright and inviting space. Off the lounge, there is a separate study, originally designed as an artist's studio, which benefits from a large bay window providing excellent natural light.

The kitchen/breakfast room offers ample potential and leads to the former leisure area, which includes a jacuzzi-style bath, shower, WC, and sauna. This space also provides internal access to the double-length garage, adding to the home's practicality.

Upstairs, the master bedroom is a standout feature, designed over a split level with a walk-in dressing room/wardrobe, sliding doors leading to a west-facing balcony, and an en-suite shower room. Bedroom two is also split level, incorporating a raised study area, while bedroom three is a generous size. The family bathroom requires renovation, as the bath is no longer present, and there is a separate WC that also needs attention.

Externally, the property benefits from a courtyard-style garden and off-road parking.

This is a rare opportunity to transform a distinctive home into something truly special.



Storm porch with front door

Entrance hall 10'4 x 12'0 (3.15m x 3.66m)

Double aspect lounge/diner 25'2 x 13'10 (7.67m x 4.22m)

Sun room 20'4 x 5'2 (6.20m x 1.57m)

Study/second reception room (triple aspect)
22'11 x 10'2 (6.99m x 3.10m)

Kitchen/breakfast room 18'7 x 10'3 (5.66m x 3.12m)

Utility area 8'9 x 7'4 (2.67m x 2.24m)

Arched doors into spa room 10'7 x 8'7 (3.23m x 2.62m)

W/C opening to

Shower

Sauna 6'2 x 3'10 (1.88m x 1.17m)

Stairs to first floor landing

Access to loft space

Bedroom one 15'6 x 12'4 (4.72m x 3.76m)

Stairs to dressing room/walk in wardrobe
10'9 x 6'5 (3.28m x 1.96m)

West facing balcony 20'4 x 5'2 (6.20m x 1.57m)

En-suite shower room

Bedroom two 12'1 x 9'10 (3.68m x 3.00m)

Stairs to dressing room/study area 10'10 x 7'8 (3.30m x 2.34m)

Ladder to eaves storage

Bedroom three 18'5 x 7'9 (5.61m x 2.36m)

Family bathroom (no bath) 7'0 x 6'8 (2.13m x 2.03m)

Separate W/C

Enclosed courtyard garden

Off road parking

Garage 27'0 x 9'9 (8.23m x 2.97m)

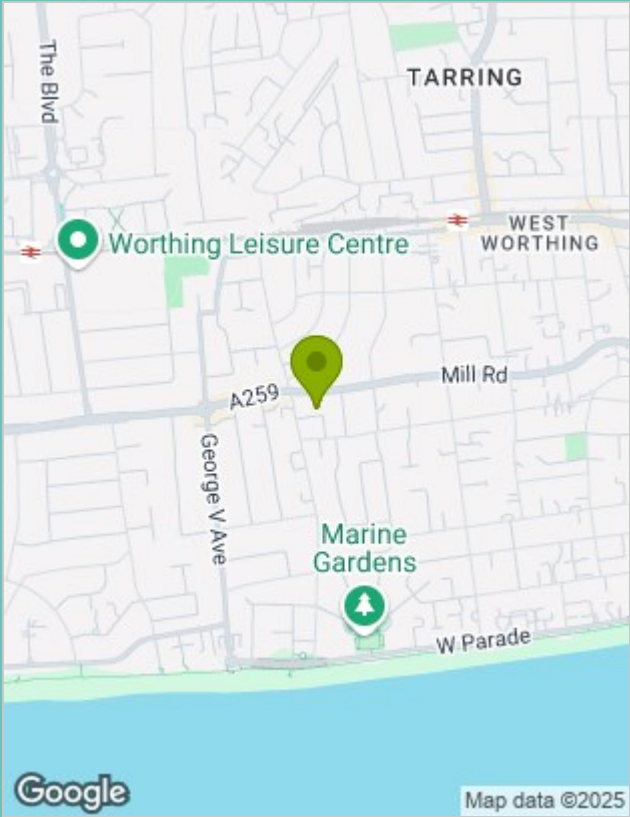




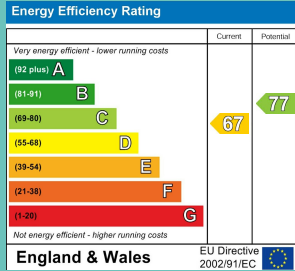
Floor Plans



Location Map



Energy Performance Graph



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

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