



5 Ophir Road, Worthing, BN11 2SR
Offers In The Region Of £650,000



A rare opportunity to purchase this charming three/four-bedroom 1930's detached house boasting a private West-facing rear garden, driveway, garage and ground floor annex bedroom nestled in sought after Ophir Road, East Worthing. Perfectly positioned just a stone's throw away from Worthing seafront, this property offers breath-taking sea views from several vantage points. Worthing Town centre, East Worthing railway station, bus routes and local amenities are also within close proximity. Accommodation briefly comprises spacious entrance porch, entrance hall, living room, dining room, kitchen/breakfast room, inner hall, ground floor cloakroom, annex bedroom/office, galleried first floor landing, three bedrooms, modern shower room and separate cloakroom. Externally the property benefits from a private West aspect rear garden, front garden, private driveway and garage with electric door. Additional benefits include gas fired central heating, double glazed windows and no ongoing chain.

- Three/Four Bedroom
- 1930's Detached House
- Sought After East Worthing Location
- Within A Few Hundred Yards Of Worthing Seafront
- West Aspect Private Rear Garden
- Private Driveway
- Garage
- Ground Floor Annex Bedroom & Cloakroom
- Chain Free





Entrance

Double glazed front door opening to:

Entrance Porch

Leaded light double glazed window. Tiled flooring. Ample space for shoes and coats. Front door to:

Entrance Hall

Leaded light double glazed window to front. Column radiator. Stairs to first floor landing. Under stairs storage cupboard. Gas central heating thermostat. Wood effect laminate flooring. Levelled ceiling.

Living Room

4.75m x 3.20m (15'7 x 10'6)

Original crittall leaded light window to front. Leaded light double glazed window to side. Double glazed sliding door overlooking and leading to rear garden. Radiator. Gas fireplace. Picture rails. Levelled ceiling.

Dining Room/Second Reception Room

4.95m into bay x 3.56m (16'3 into bay x 11'8)

Leaded light double glazed bay window to front offering sea views. Fitted window seat. Radiator. Gas fireplace. Picture rails. Textured ceiling.

Kitchen/Breakfast Room

4.95m x 2.46m (16'3 x 8'1)

Two double glazed windows overlooking rear garden. Kitchen comprising of wood effect roll edge work surfaces incorporating one and a half bowl stainless steel sink with drainer and mixer tap. Four ring gas hob with tiled splashback and concealed extractor hood. Integrated oven/grill and microwave. Complimentary fridge and washing machine. Range of matching cupboards, drawers and wall units. Breakfast table. Radiator. Parquet flooring. Levelled and covered ceiling. Inset spotlights. Door providing access to:

Inner Hall

Double glazed UPVC door to front. Further double glazed UPVC door to rear garden.

Ground Floor Cloakroom

Double glazed obscure glass window. Radiator. Low level flush push button w/c. Tiled walls and flooring.

Annexe Bedroom/Office

4.29m x 2.46m (14'1 x 8'1)

Double glazed sliding door overlooking and leading to rear garden. Coved and textured ceiling.

Galleried First Floor Landing

Airing cupboard with shelving. Access hatch to loft. Levelled and pitched ceiling. Picture rails.

Bedroom One

3.81m x 3.58m (12'6 x 11'9)

Leaded light double glazed window to front. Radiator. Picture rails. Levelled ceiling.

Bedroom Two

5.31m into bay x 2.95m (17'5 into bay x 9'8)

Leaded light double glazed bay window to front. Further leaded light double glazed window to rear. Radiator. Built in storage cupboard. Picture rails. Textured ceiling.

Bedroom Three

2.46m x 2.31m (8'1 x 7'7)

Double glazed window to rear. Picture rails. Textured ceiling.

Shower Room

2.13m x 1.57m (7' x 5'2)

Double glazed obscure glass window. Corner shower with wall mounted controls, grab rail and glass sliding doors. Wash hand basin with mixer tap over and storage cupboard below. Ladder style towel radiator. Tiled walls and flooring. Levelled ceiling. Inset spotlights.

Separate Cloakroom

Low level flush push button w/c. Single glazed vented window. Tiled flooring.

West Aspect Rear Garden

A particular feature of the home being secluded and of popular Westerly aspect. Block paved for ease of maintenance. Enclosed by 6ft fence. Timber storage shed. Outdoor tap.

Garage

4.70m x 2.31m (15'5 x 7'7)

Benefiting from power, light and eaves storage. Electric up and over door to front. Double glazed window and door to rear.

Private Driveway

Providing off road parking for multiple vehicles.

Front Garden

Block paved for ease of maintenance.

Required Information

Council tax band: E

Draft version: 1

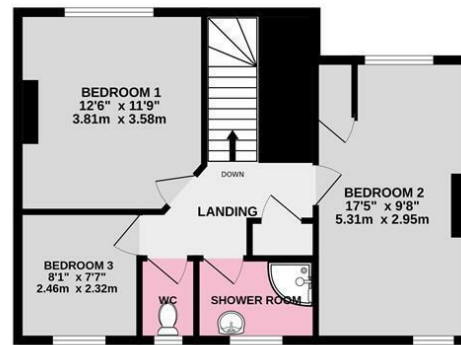
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR
949 sq.ft. (88.2 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 1464 sq.ft. (136.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Estate and letting agents

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

