



31 West Parade, Worthing, BN11 5EF  
£3,500 Per Calendar Month

and company  
**bacon**  
Estate and letting agents



We are pleased to offer this grand 4-bedroom detached house located on West Parade in Worthing. Originally crafted in 1930, this residence exudes timeless elegance and charm. Upon entering, you're welcomed by a spacious lobby leading to a grand lounge with carpet flooring and marble-effect panelling, flowing seamlessly into the drawing room and conservatory. The well-equipped kitchen boasts ample room for appliances and features an inviting island, complemented by a family/dining room adorned with original beams. Ascend the stairs to find four well-appointed bedrooms. The main bedroom is the highlight of this beautiful home, with a balcony that offers direct sea views. The bathroom showcases a tiled suite, paired with his and hers sinks, a luxurious bath, and a convenient shower cubicle. Spanning a generous 196 square metres, this property offers plenty of room for all your needs. The driveway can accommodate multiple vehicles, ensuring parking is never an issue alongside a garage with convenient internal access. EPC rating: D. Council Tax Band: G.

- Direct Sea Views
- Four Generous Sized Bedrooms
- Large Driveway
- Grand Property



### **Entrance Lobby**

Large entrance lobby flooded with natural light and grand pillars. Marble tiled flooring.

### **Reception Room**

The spacious reception room is adorned with plush carpeting and floor-to-ceiling windows facing south. Marble effect panelling and a striking fireplace. Grand ceiling lights. Bi-fold wooden doors leading to the drawing room.

### **Drawing Room**

A generously proportioned drawing/dining/entertaining room features carpeted flooring.

### **Kitchen / Dining Room / Family Room**

A spacious kitchen boasting ample room for appliances, complemented with wall and base units. Features stone worktop and tiled flooring. A convenient internal door seamlessly connects to the garage. Adjacent to the kitchen, a well appointed dining area and family space featuring plush carpeting. Original beams adorn the ceilings throughout, adding character and charm. Flooded with natural light, two sets of sliding doors open onto the private rear garden.

### **W/C**

Downstairs w/c.

### **Conservatory**

Conservatory with plenty of natural light. Tiled flooring.

### **Bedroom 1**

A generously sized bedroom featuring three sets of built-in wardrobes for ample storage. Soft carpeting, with a raised platform for a bed allows for breath-taking sea views to be seen. Accessible through a door, a circular balcony.

### **Bedroom 2**

Double bedroom, neutral décor and built in storage.

### **Bedroom 3**

Double bedroom with neutral décor and carpet.

### **Bedroom 4**

Single bedroom laid with carpet.

### **Bathroom**

The bathroom suite boasting luxury features, including separate his and hers sinks. Complete with a lavish bath and a shower cubicle.

### **Balcony**

Round balcony accessible from main bedroom with sunning sea viewings.

### **Rear Garden**

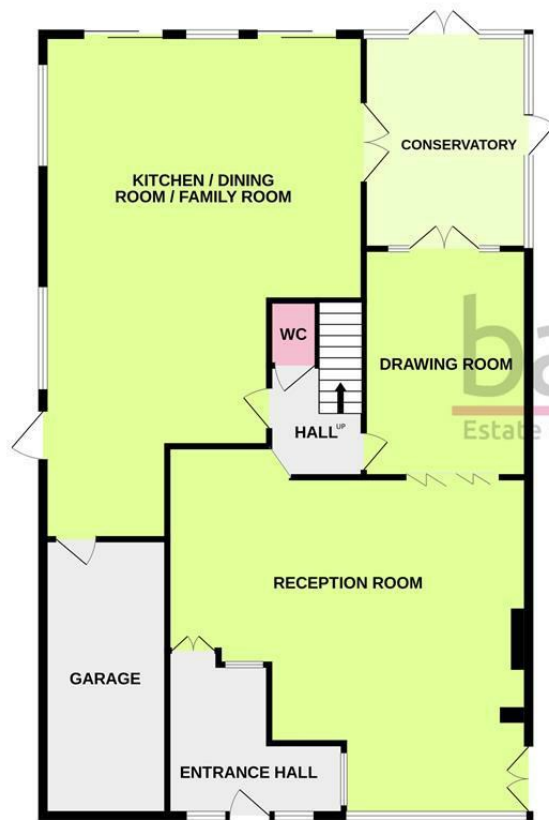
Paved private rear garden.



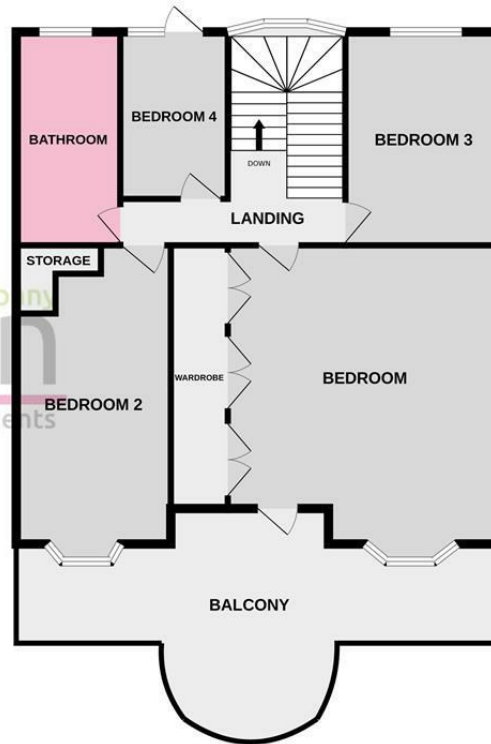




GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

