



PEAR
PROPERTIES

29 Bath Road, Worthing
Worthing

Offers Over £1,000,000



29 Bath Road

Worthing, Worthing

Exceptional family home with 6 beds, 2 baths, high-spec kitchen, conservatory, south-facing garden with patio, garage and driveway in desirable West Worthing location near town centre, seafront, and railway station – a must-see property! No Chain.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- An Outstanding Detached Family Home
- Please Take A Look At Our Virtual Tour & Walk Through Video
- 2835 Sq ft Over Three Floors – 6 Bedrooms & 2 Bathrooms
- Wonderful South Facing Rear Garden With Large Patio
- Lounge Opening To Conservatory, Dining Room & Breakfast Room/Home Office
- High Specification Kitchen With Room For Large Table
- Popular Location To The West Of Town – Adjacent To Seafront
- Downstairs WC / Utility Room
- Large, Welcoming Reception Hallway
- Garage & Driveway For Off Road Parking



Reception Hall

15' 3" x 10' 10" (4.64m x 3.30m)

An inviting reception hall with lots of natural light, understairs cupboard access.

Living Room

16' 9" x 15' 5" (5.11m x 4.69m)

A spacious room with 2 side windows, attractive fireplace and mantle, large bay with double doors offering access to the conservatory.

Conservatory

10' 3" x 14' 3" (3.12m x 4.34m)

A real feature of the home, connecting the kitchen and living room to the outside living area.

Kitchen

19' 11" x 12' 9" (6.07m x 3.88m)

A stunning kitchen with integrated appliances, double oven and grill and solid Quartz worktops. Plenty of room for a large dining table and a door opening to the garden.

Dining Room

16' 0" x 13' 8" (4.87m x 4.17m)

A large room with a bay facing the front, complimented by fitted shutters.



Breakfast Room/Study

8' 9" x 12' 9" (2.66m x 3.88m)

With lots of fitted furniture and a large window, accessed from the reception hall and also leading to the kitchen.

Utility Room

13' 5" x 6' 2" (4.09m x 1.88m)

Accessed from the kitchen with doors to the front and rear gardens. Appliance space and worktop with inset sink.

Downstairs WC

5' 8" x 3' 2" (1.73m x 0.96m)

Attractive tiling, WC with concealed cistern and storage, hand basin and window to front.

Bedroom

16' 10" x 15' 10" (5.14m x 4.82m)

Large double bedroom, bay window with fitted shutters

REAR GARDEN

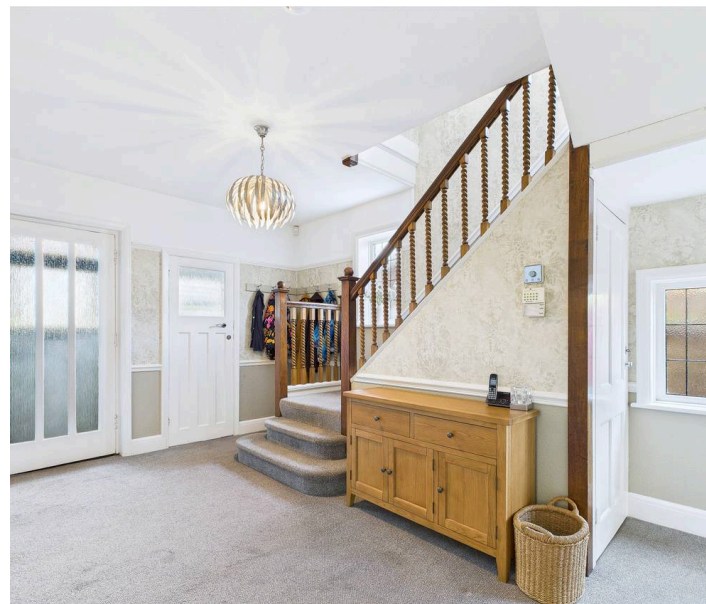
An outstanding rear garden with a southerly aspect, patio seating area with access to both sides, range of outbuildings including a summer house. A garden that really has to be seen to be believed!

FRONT GARDEN

Mature front garden with a range of plants and hedges, pathway to front door, access to both sides and a driveway for off street park and garage access.

GARAGE

OFF STREET





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

263.5 m²

2835 ft²

Reduced headroom

11 m²

118 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Pear Properties

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