



PEAR  
PROPERTIES



45 Grove Road, Worthing  
Worthing

Offers Over £700,000



## 45 Grove Road

Worthing, Worthing

Impressive 5-bed semi-detached house with classic charm & contemporary living. Modern kitchen opens to bright family area, conservatory & garden access. Ample storage, built-ins & stylish finishes throughout. Ideal family home combining character with modern comfort.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Imposing Semi Detached Family Home
- Large Open Plan Kitchen/Family Room Opening To Rear Garden
- Five First Floor Bedrooms
- Bay Fronted Lounge With Feature Fireplace
- Separate Dining Room
- Downstairs WC & First Floor Wet Room
- West Facing Rear Garden
- Off Street Parking For At Least 2 Cars
- Recently Refitted Kitchen With Exposed Brick Wall
- Please Take A Look At Our Virtual Tour & Walk Through Video



### Living Room

13' 10" x 12' 9" (4.22m x 3.89m)

Spacious living room with feature fireplace and bay window

### Breakfast Room

11' 10" x 10' 10" (3.61m x 3.29m)

Well presented breakfast room flowing into kitchen and sunroom.

### Sunroom

7' 3" x 21' 5" (2.22m x 6.54m)

Bright and airy sunroom with patio doors opening directly onto the rear garden.

### Dining Room

13' 0" x 12' 7" (3.95m x 3.84m)

Spacious dining room, or additional downstairs bedroom, flowing into the sunroom

### Kitchen

11' 9" x 12' 5" (3.59m x 3.79m)

Modern fitted kitchen, with feature exposed brick wall, range of wall and base units, space for appliances and a breakfast bar

### WC

4' 11" x 2' 11" (1.49m x 0.88m)

Downstairs WC with hand wash basin

### Bedroom

10' 9" x 14' 11" (3.27m x 4.55m)

Master bedroom with built in wardrobes and bay window.

### Bedroom

12' 5" x 12' 11" (3.79m x 3.94m)

Good sized double bedroom with space for wardrobes

### Bedroom

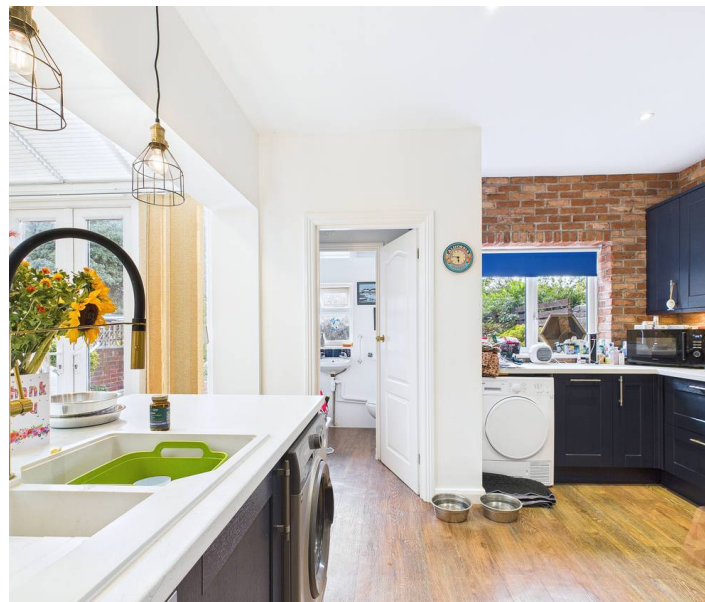
8' 8" x 7' 11" (2.63m x 2.41m)

Well presented single bedroom with space for wardrobes

### Bedroom

11' 9" x 7' 0" (3.59m x 2.13m)

Bright single bedroom with window overlooking rear



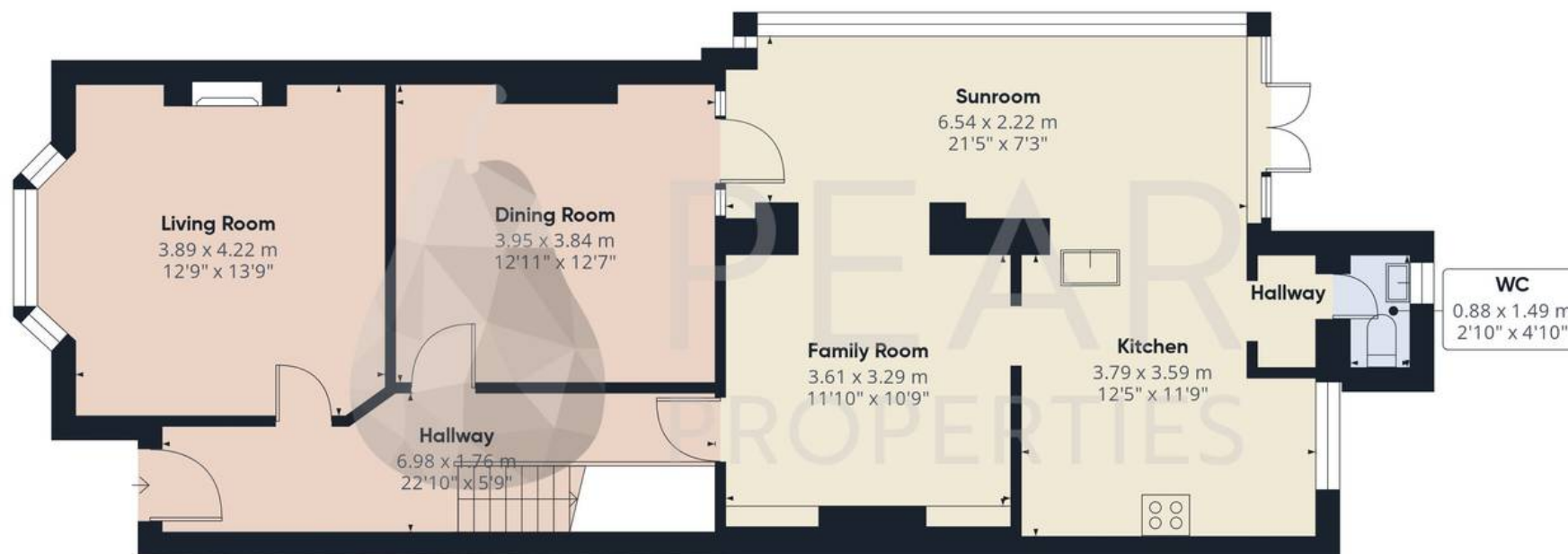
## GARDEN

Well established west facing rear garden

## DRIVEWAY

2 Parking Spaces



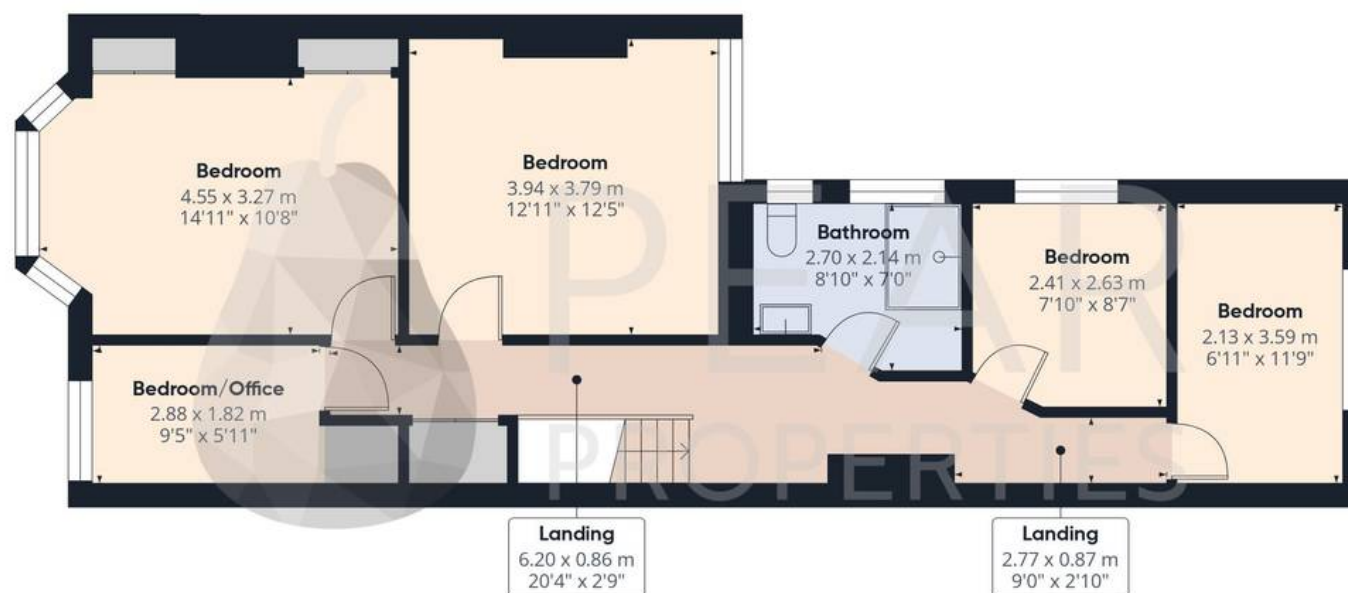


Ground Floor

Approximate total area<sup>(1)</sup>

156.3 m<sup>2</sup>

1682 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Pear Properties

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