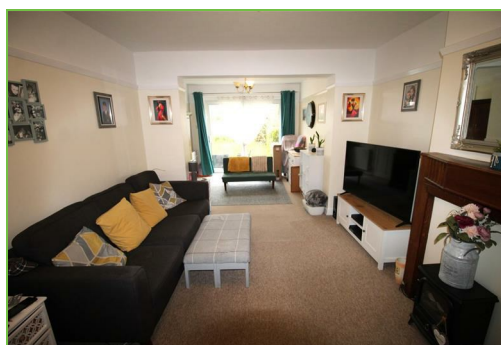




25 Haynes Road, Worthing, West Sussex, BN14 7JY

Offers Over £450,000

A three/four bedroom semi-detached family house located within this sought after address close to West Worthing railway station. Local shops & super market can be found in South Street with easy access to the A27 and Worthing town centre. The bright and spacious accommodation comprises extended living room, study, dining room/bedroom four, ground floor shower room, a separate wc and a modern kitchen, upstairs there are three bedrooms and a family bathroom. Further benefits include double glazed windows, gas central heating, beautiful south aspect rear garden, brick built storage unit, off street parking and no onward chain.



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Ground floor

Front door with stained glass window to:

Entrance hall

Radiator, stained glass window to the front and window to the side with stairs leading to the first floor.

Dining room/bedroom 4

14'7" into bay x 11'2" into recess (4.45m into bay x 3.40m into recess)

Radiator, double glazed windows to the bay and a picture rail.

Kitchen

11'6" x 8'5" (3.51m x 2.57m)

A range of wall and base units with work surfaces incorporating a stainless steel sink unit with a cupboard under. Built in double oven, plumbing for washing machine, space for a dishwasher, space for a tall fridge/freezer and an integrated four burner gas hob with stainless steel extractor hood over. Tiled splash back, shelved larder cupboard, double glazed window overlooking the study with a further double glazed window to the side and a double glazed door to the outside.

Extended Living room

26'9" x 9'9" widening to 11'2" into recess (8.15m x 2.97m widening to 3.40m into recess)

Feature wood fire surround, two radiators, picture rail, double glazed sliding doors to the rear gardens. Door leading to:

Study

9'3" x 5' (2.82m x 1.52m)

Radiator, double glazed window overlooking the rear garden.

Separate wc

Low level wc, wash hand basin and a double glazed window.

Shower room

Shower tray with mains shower, tiled surround and a double glazed window.

First floor hallway

With access to the loft space and a double glazed window to the side.

Bedroom 1

14' x 11'5" into recess (4.27m x 3.48m into recess)

Fire surround, radiator, double glazed window to the front and a picture rail.

Bedroom 2

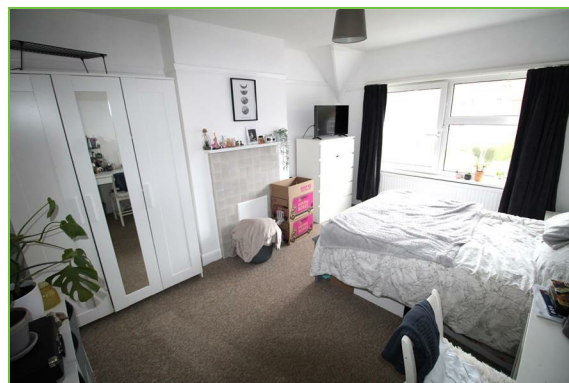
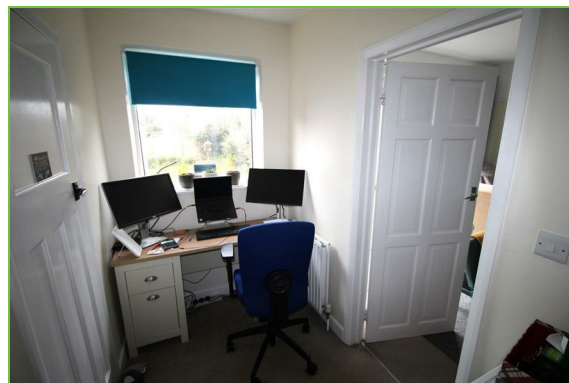
12'5" x 11'3" into recess (3.78m x 3.43m into recess)

Fire surround, radiator, built in recess shelved cupboard, double glazed window overlooking the rear garden and a picture rail.

Bedroom 3

8'6" x 7'6" (2.59m x 2.29m)

Radiator, picture rail and a double glazed window.



Family bathroom

A white suite comprising paneled bath with a mains shower and a glass shower screen, low level wc, pedestal wash basin, heated towel rail, two double glazed windows and a tiled surround.

Front garden

Off street parking with flower and shrub beds and access to the side of the property.

Rear garden

Paved area leading to a beautiful south aspect rear garden being laid to lawn with flower and shrub beds. Mature trees and plants. Good size brick built storage unit. Secure gate to the side.

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