



Forest Road, Worthing BN14 9LY

welcome to

Forest Road, Worthing

Fox and Sons are delighted to bring to market this attractive detached family home. In brief the property comprises of a lounge, dining room, kitchen, conservatory, self-contained annexe, five bedrooms and four bath/shower rooms. Additional benefits include large rear garden and off road parking.

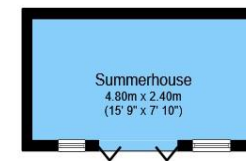




Ground Floor



First Floor



Outbuilding

Total floor area 247.7 sq.m. (2,666 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Entrance Hall

Lounge

17' 9" x 11' 10" (5.41m x 3.61m)

Dining Room

14' 9" x 11' 10" (4.50m x 3.61m)

Kitchen

16' 9" x 9' 10" (5.11m x 3.00m)

Conservatory

16' 5" x 10' 6" max (5.00m x 3.20m max)

Bedroom Three

11' 10" x 9' 2" (3.61m x 2.79m)

En-Suite Shower Room

Bedroom One

16' 5" x 10' 6" (5.00m x 3.20m)

Dressing Room

En-Suite Shower Room

Bedroom Five

17' 9" x 11' 10" (5.41m x 3.61m)

Bedroom Two

15' 1" x 11' 10" (4.60m x 3.61m)

En-Suite Shower Room

Bedroom Six

12' 10" x 9' 2" (3.91m x 2.79m)

Family Bathroom

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Forest Road, Worthing

- SUBSTANTIAL DETACHED FAMILY HOME
- SELF-CONTAINED ONE BEDROOM ANNEXE
- SPACIOUS LOUNGE
- MODERN KITCHEN & DINING ROOM
- LIGHT FILLED CONSERVATORY

Tenure: Freehold EPC Rating: C

offers over

£825,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CWO110496



Property Ref:
CWO110496 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



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