



Links Road | Worthing | BN14 9QY
Guide Price Of **£1,400,000**





We would love to present this substantial five bedroom detached house set in a 0.6 acre plot with a swimming pool, this residence is located in secluded grounds on one of the most prestigious private roads in Worthing overlooking the golf course. The property benefits from four reception rooms, good sized kitchen/breakfast room, utility room and three bathrooms. Ample off road parking and garage.



Key Features

- Stunning Detached House
- Set in 0.6 Acre Plot
- Five Bedrooms
- Four Reception Rooms
- Good Size Kitchen/Breakfast Room & Utility Room
- Heated Swimming Pool
- Exclusive Location Opposite Worthing Golf Course
- Beautiful Gardens Surrounding the Property



5 Bedrooms



4 Bathrooms



4 Reception Rooms

INTERNAL

You are greeted by a spacious hall with a large feature stained glass window to allow plenty of natural light in. The triple aspect living room has beautiful views over the gardens with door access outside. Large dining room with a door leading outside and bay window overlooking the south facing garden and swimming pool. The kitchen/breakfast room has a good range of base and wall units with walk in pantry, range cooker, space for appliances, dining table and chairs, this opens into the large family room with sliding doors outside. Also complimenting the ground floor is a utility room, cloakroom/wc, store room and study. On the first floor you have five double bedrooms. Bedroom one is a dual aspect with ample built in wardrobes and beautiful views over the golf course and en-suite shower room. All the other bedrooms benefit from a good range of built in wardrobes and lovely views over the Golf course or expansive gardens. You also have a bathroom and a shower room.

EXTERNAL

This substantial home has a striking presence and stunning exterior, this home stands in 0.6 acre plot with a walled patio garden area which is perfect for entertaining, large heated swimming pool with a retractable roof so can be used both through all seasons. Pump room and a log cabin within the grounds as well a single garage. The mature tree lined plot is private and secluded from its neighbouring properties whilst benefitting from being a stones throw away from the golf course, ample off parking with two access points.

SITUATED

One of Worthing's most sought after private roads on the outskirts of Worthing and bordering Offington and Findon, Links Road is located at the foot of The South Downs National Park with views across the private members-only Worthing Golf Club. From here, you can conveniently join the A27 which provides access to Chichester, Brighton and the A24 to Gatwick and London beyond. Findon Valley is within a 10-minute walk and offers a vast array of shops; as well as providing access for walks across The Gallops or Cissbury Ring. There are many well-rated primary and high schools nearby, and private schools Sompting Abbott's and Lancing College are easily accessible.





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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area as quoted by EPC: 3132 sqft

Tenure: Freehold

Council tax band: G

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.