



Fulbeck Avenue, Worthing

Asking Price
£895,000
Freehold

- Beautiful Detached Farmhouse
- Four Double Bedrooms
- Modern And Spacious Kitchen/ Breakfast Room
- Living Room With Feature Log Burner
- Four Reception Areas
- Master Bedroom With En-Suite
- Attractive Rear Garden With Pond
- Basement/Office
- Off-Road Parking and Double Garage
- EPC Rating - C

We are delighted to offer to market this beautifully presented detached family farmhouse full of charm and character, ideally situated in this favoured location, close to local shops, schools, parks, bus routes, the mainline station, and David Lloyd all nearby. Accommodation comprises an entrance hallway, an open-plan modern and spacious kitchen/breakfast room, a dining room, a garden room and lounge, a living room with a feature fireplace and exposed flint wall, a downstairs WC, and a utility room. Upstairs, there are four double bedrooms, one of which has an en-suite, and a modern family bathroom. Other benefits include a double-length and double-width garage, a study/basement, off-road parking for multiple vehicles, and a beautifully presented and well-kept rear garden with a feature pond and decked area.

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Accommodation

Part glazed leaded light front door into:

Entrance Hallway

Built in cupboard with hanging space and shelving. Stairs leading up. Door into dining room and opening into lounge.

Living Room 14'1" x 12'0" (4.30 x 3.66)

Double glazed leaded light window to front. Decorative radiator. Beautiful original exposed flint wall. Feature fireplace with wood burner inset. TV point. Telephone point.

Lounge 20'2" x 11'8" (6.17 x 3.58)

Double glazed leaded light window to front. Wonderful oak laid flooring throughout. Feature brick integrated fireplace with wood burner inset. Exposed beams. Opening through into:

Dining Area 19'1" x 9'9" (5.84 x 2.99)

Oak flooring throughout. Opening through into the garden with beautiful views over the garden. Space for formal dining table and chairs. Skimmed ceiling with spotlights. Opening through into:

Kitchen/Breakfast Room 14'10" x 9'11" (4.53 x 3.04)

Double glazed leaded light windows to rear over looking the garden. Tiled floor. One and a half bowl butler sink with mixer tap and drainer. Matching range of wall and base units. Space for a Range Master style oven. Integrated full length fridge and freezer. Integrated dishwasher. Central island with extended solid wooden work surface and space for stools and seating. Skimmed ceiling with spotlights. Door into:

Utility Room 9'11" x 9'1" (3.04 x 2.77)

Double glazed frosted private door from the front, ideal for muddy children or dogs. Single Butler sink with mixer tap and drainer. Matching range of wall and base units. Space and plumbing for washing machine and tumble dryer. Decorative splashback. Tiled floor. Feature cork wall. Door into larder cupboard with shelving and housing the electric fuse box and fibre input.

Separate WC

Tiled floor. Low level flush WC. Wash hand basin inset into a vanity cupboard with mixer tap and matching splashback. Extractor fan.

Garden Room/Reception 4 13'9" x 13'6" (4.20 x 4.14)

Double glazed picture window over looking the beautiful garden and pond area. Oak flooring. Wall mounted underfloor heating control. Feature bi-folding door opening out onto the decking.

Study/Basement 17'6" x 12'0" (5.35 x 3.68)

Double glazed leaded light window to front. Decorative cast iron radiator. Wall mounted boiler. Mega flow system. Underfloor heating pumps. Office space with desk area and plenty of storage. Skimmed ceiling with spotlights.

First Floor Landing

Loft hatch. Decorative radiator. Exposed beams. Door to:

Bedroom One 14'4" x 11'11" (4.37 x 3.64)

Double glazed leaded light window to front. Decorative radiator. TV point. Telephone point. Space for wardrobes. Skimmed ceiling with spotlights. Door into:

En-Suite Shower Room

Double glazed frosted window to front. Heated tiled floor. Low level flush WC. Designer wash hand basin with chrome mixer tap inset into a vanity unit below. Shaving point. Walk-in wet room shower area with floating head and separate attachment. Part tiled walls. Skimmed ceiling with spotlights.

Bedroom Two 12'5" x 11'11" (3.81 x 3.64)

Double glazed leaded light window to front. Decorative style radiator. TV point. Telephone point. Space for wardrobes. Skimmed ceiling with spotlights.

Bedroom Three 14'1" x 9'9" (4.30 x 2.99)

Double glazed leaded light window to rear over looking the garden and pond. Decorative style radiator. TV point. Telephone point. Space for wardrobes. Skimmed ceiling.

Bedroom Four 9'9" x 9'8" (2.98 x 2.95)

Double glazed leaded light windows to rear overlooking the garden. Decorative style radiator. Space for wardrobes. Skimmed ceiling with spotlights.

Family Bathroom

Two frosted double glazed windows to rear. Heated tiled floor. Pedestal with chrome central mixer taps. Walk-in glass shower enclosure with mains shower. Low level flush WC. Designer wash hand basin with mixer tap inset into a vanity unit below. Shaver point. Heated chrome towel rail. Part tiled walls.

Rear Garden

A large shaped decked area coming off of the back of the house with space for a sunken hot tub and table and chairs, making it the ideal space for entertainment. Covered electric housing station being fed straight from the solar panels. Mainly laid to lawn with a feature pond and decked seating areas. The garden is bordered with protected ancient woodlands creating a sanctuary for wildlife and providing seclusion. Gates provide access to both sides, being fully enclosed and enjoying the sun all day long.

Double Garage 21'3" x 19'0" (6.50 x 5.80)

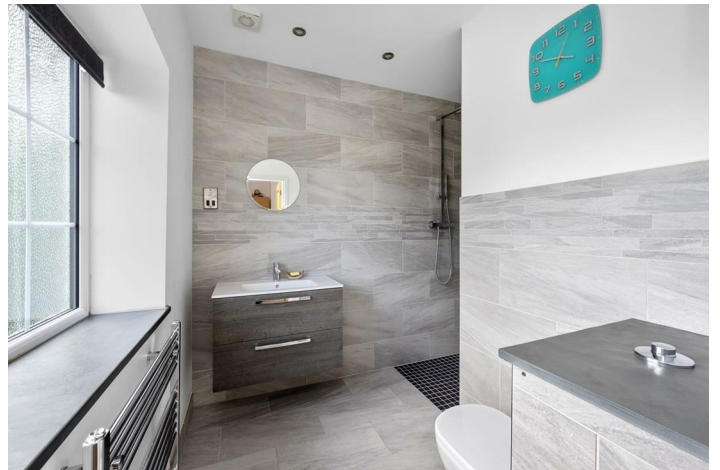
Electric up and over door. Double width and double length. Fuse box. Electric charger. Over head storage. Power and light. Velux double glazed window to rear. Charger point.

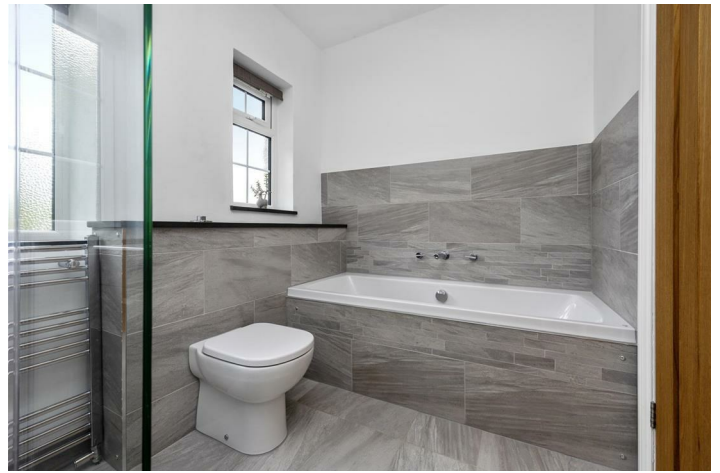
Driveway

Accessed via double gate. Car hard standing for several vehicles. Outside lights and power. Leads to double garage.

Front Garden

Attractively landscaped. Laid to lawn with mature flower and shrub boarders.





Fulbeck Avenue



Approximate Gross Internal Area = 229.51 sq m / 2470.42 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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