

## Hailsham Road, Worthing

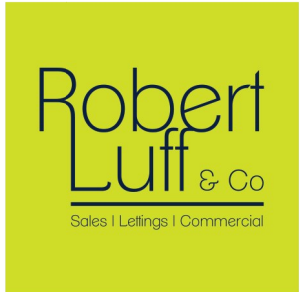
Guide Price  
£950,000  
Freehold

- Stunning Detached Family Home
- Modern and Spacious Kitchen/Family Space
- Bay-Fronted Dining Room
- Ample Off-Road Parking and Garage
- Completely Refurbished And Remodeled
- Five Double Bedrooms
- Beautiful Feature Floating Glass Staircase
- Sunny South Facing Rear Garden
- En-Suite Shower Room
- EPC Rating - TBC

\*\*\* Guide Price Of £950,000 To £1,050,000 \*\*\*

We are delighted to offer to the market this spacious and exquisitely presented detached family home, ideally situated in this favoured Worthing location within walking distances to the popular Worthing promenade and seafront and close to local shops, schools, parks, bus routes, the mainline station, and Worthing town centre. This magnificent property comprises a spacious and modern 'L'-shaped kitchen/family/dining room opening through into a living room with a contemporary feature glass-fronted fireplace, a bay-fronted formal dining room, and a downstairs WC. Upstairs, over two floors, there are five double bedrooms, with one having an en-suite, a beautiful family bathroom, and a terraced area overlooking the sunny south facing rear garden. Other benefits include a garage, a beautifully enclosed, landscaped south facing rear garden that enjoys the sun all day, a garden room with full-width aluminium bi-folding doors, and ample off-road parking to the front.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)





## Accommodation

### Porch

Double glazed front door leading through into front porch. Double glazed frosted side windows. Tiled floor. Composite multi-lock front door to:

### Entrance Hallway

Beautiful walnut wood flooring throughout. Internal integral garage door. Skimmed ceiling. Vertically mounted designer radiator. Built in storage cupboard housing electric meters. Opening through into:

### Formal Dining Room 18'11" x 13'0" (5.77 x 3.98)

Beautiful matching walnut flooring with a matching floating stair case finished with glass balustrades. Over-sized double glazed bay window to front enjoying a beautiful open view. Two designer radiators. Walnut flooring throughout. Wall mounted TV point. Space for formal dining room table and chairs.

### Living Room 31'11" x 14'9" (9.75 x 4.51)

Double glazed frosted windows to side aspect into bay. Contemporary feature glass fronted fireplace. Continued walnut wood flooring throughout. TV point. Two vertical radiators. Opening through into:

### 'L' Shaped Kitchen/Family/Dining Room 25'5" x 13'11" (7.76 x 4.25)

Single stainless steel 'Range Master' sink unit inset into a beautiful quartz central island with black mixer tap and pull up power point. The island offers a variety of pan and utility drawers and integrated dishwasher. There is a matching range of high gloss utility style wall units with four built in eye level ovens, an eye level 'De-Dietrich' microwave combination oven, a five ring 'De-Dietrich' induction hob with feature pop up extractor, space for fridge/freezer, further space for two full length wine coolers, a designer vertical radiator, space for table and chairs, and separate lounge seating area with aluminium double glazed window to side aspect, feature vaulted ceiling with eight skylights, and three paneled aluminum full width sliding doors leading out into the garden.

### Downstairs WC/ Utility Room

Double glazed frosted window to side aspect. Tiled floor. Low level flush WC. Feature wall mounted wash hand basin with chrome mixer tap inset into a work surface with space below for washing machine and tumble dryer. Mirrored insert above with tiled walls.

### First Floor Landing

Double glazed frosted window to side aspect. Feature glass balustrades with galleried landing and chandelier. Two designer radiators. Built in cupboard. Door into:

### Bedroom One 14'10" x 13'5" (4.53 x 4.11)

Double glazed bay window to front aspect with a nice open view. Two designer vertical radiators. Space for wardrobes. Skimmed ceiling. Door into:

### En-Suite Shower Room

Fully tiled floor with feature LED lighting. Low level flush WC. Wall mounted wash hand basin inset into a vanity unit with chrome mixer tap and lit mirror above. Walk-in glass shower enclosure with main central shower and floating head. Wall mounted heated chrome towel rail. Skimmed ceiling with LED lighting and tiled walls.

### Bedroom Two 15'1" x 13'5" (4.61 x 4.11)

Double glazed window to rear. Space for wardrobes. Designer radiator. TV point. Skimmed ceiling.

### Bedroom Three 14'3" x 12'5" (4.35 x 3.81)

Currently used as dressing room. Double glazed window to rear. Radiator. Space for wardrobes. Skimmed ceiling.

### Bedroom Four 9'5" x 8'11" (2.88 x 2.73)

Double glazed bay window to front. Built in window ledge with storage cupboards below. Designer vertical radiator. Coved and skimmed ceiling.

### Bathroom

Double glazed frosted window to side aspect. Tiled floor. Built-in laundry cupboard with shelving and lighting. Panel enclosed bath with central mixer taps, floating shower head and shower screen. Wall mounted wash hand basin inset to vanity unit below with matching chrome mixer tap. Low level flush WC. Wall mounted heated chrome towel rail. Fully tiled walls.

### Second Floor Half Landing.

Double glazed frosted window to side aspect. Stairs leading up to second floor. Door leading into:

### Bedroom Five/Office/Studio 20'2" x 16'1" (6.15 x 4.91)

Oak flooring throughout. Two designer radiators. Built in eaves storage. TV point. Feature double glazed bi-folding doors opening and leading out onto:

### Balcony

Beautiful and south facing balcony. Glass enclosure with ample space for table and chairs or sunbed. Enjoying beautiful roof top views south towards the sea.

### Rear Garden

Beautifully enclosed landscaped south facing rear garden enjoying the sun all day long. Being mainly laid to lawn. Gates to both sides provide side access. Wrap around patio provides a path from the side access creating a seating area and leading to the:

### Garden Room 15'2" x 8'4" (4.64 x 2.55)

Finished with aluminium bi-folding doors which open up into a current Jacuzzi and seating area. This versatile space is the ideal place for summer fun or converting into a home office/ gym, making the garden room a versatile living space opportunity for everyone.

### Front Garden

Laid to a block paved driveway providing off-road parking for several vehicles and has attractive flower and shrub borders. The beautiful driveway leads to:

### Garage

Double opening doors. Power and light. Internal door leading into hallway.

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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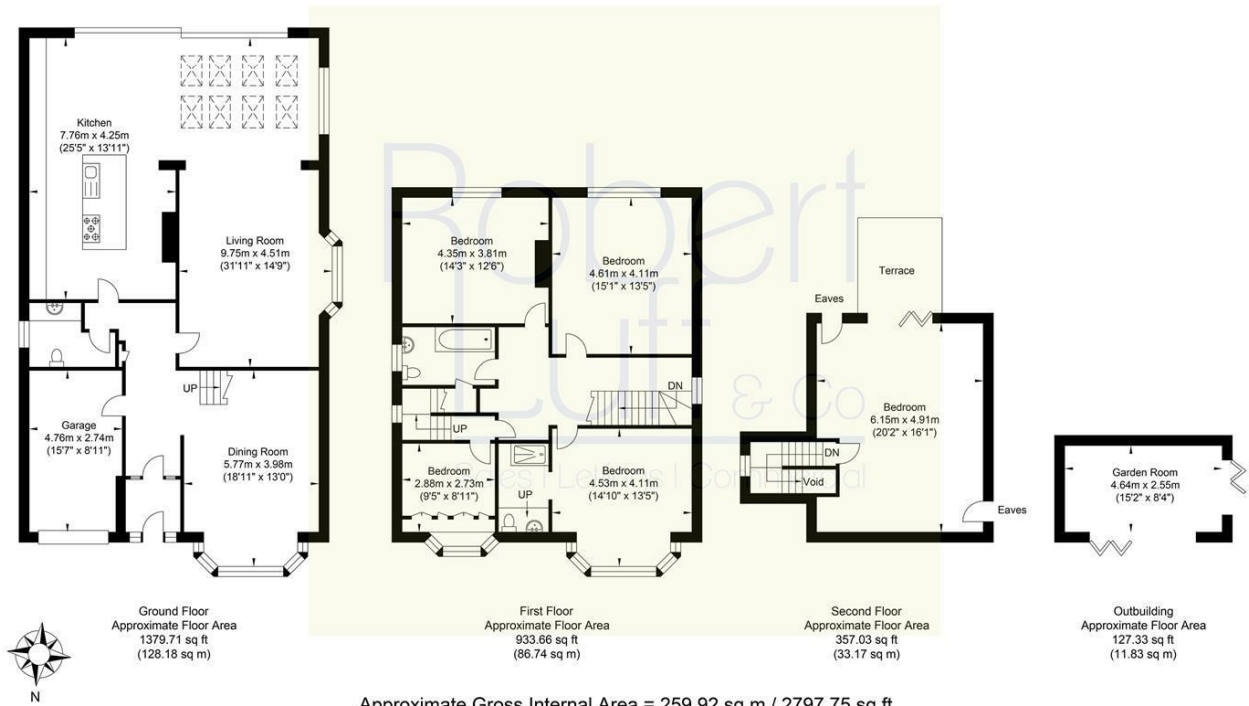
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## Hailsham Road



Approximate Gross Internal Area = 259.92 sq m / 2797.75 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.