

West Parade, Worthing, BN11

£1,200,000

Jacobs | Steel









Property Type: Detached House

Bedrooms: 4

Bathrooms: 2

Receptions: 3

Tenure: Freehold

Council Tax Band: G

- Detached Seafront Location
- Four/ Five Bedrooms
- South Facing Balcony With Seaview
- Bathroom & En Suite Shower Room
- Fitted Kitchen & Breakfast Room
- Utility Room & Ground Floor WC
- Double Garage
- In & Out Driveway
- Private Rear Garden
- Easy Reach To Worthing Town Centre

We are delighted to offer to the market this substantial detached residence, occupying an enviable position directly on Worthing seafront with spectacular panoramic sea views. Offering exceptionally spacious and versatile accommodation arranged over three floors, the property features four/five bedrooms, an impressive first floor lounge opening onto a full width south facing balcony, a generous kitchen/dining room, multiple reception rooms, study and a fantastic second floor games room. Further benefits include a secluded rear garden, private in and out driveway providing ample off road parking and an integral double garage. Ideally positioned with the beach and promenade directly opposite, while Worthing town centre is approximately half a mile away.





INTERNAL

The double glazed front door opens into an entrance porch, with a further part glazed door featuring bespoke stained glass door leading into the main accommodation. The ground floor offers a spacious reception room with a large bay window enjoying sea views and plenty of space for both living and dining furniture. To the rear is a generous kitchen/dining room fitted with a modern range of matching wall and base units with work surfaces over, one and a half bowl sink and drainer, range cooker with extractor over, integrated dishwasher and freezer, and space for a freestanding fridge. There is ample space for a dining table, with double glazed windows and sliding patio doors opening directly onto the rear garden. An inner hallway provides access to the integral garage and a ground floor WC. Also on this level is a further reception room/bedroom five with sliding patio doors onto the garden, making this a versatile space that could be used as an additional bedroom, study or snug. There is also a separate and useful utility room with work surfaces, double bowl sink and drainer, space and plumbing for a washing machine, storage cupboard and Worcester gas fired boiler. A door from the utility room leads to the garden, with access to an additional WC.

Stairs rise to a spacious first floor landing with useful storage cupboards. The impressive lounge is a particular feature of the home, enjoying panoramic sea views. Sliding patio doors open onto a full width, south facing sun terrace/balcony, providing a fantastic space to sit and enjoy the coastal outlook. The main bedroom also enjoys panoramic sea views and benefits from fitted wardrobes and a dresser unit, along with sliding patio doors opening directly onto the sun terrace/balcony. There is an en-suite shower room fitted with a walk-in double shower, WC, bidet and vanity unit with wash hand basin. There are three further bedrooms on the first floor, with bedrooms two and three both benefiting from fitted wardrobes. Bedroom four provides access via stairs to the second floor. Completing the first floor accommodation is a family bathroom fitted with a bath, vanity unit with wash hand basin and WC, along with an additional separate cloakroom/WC.

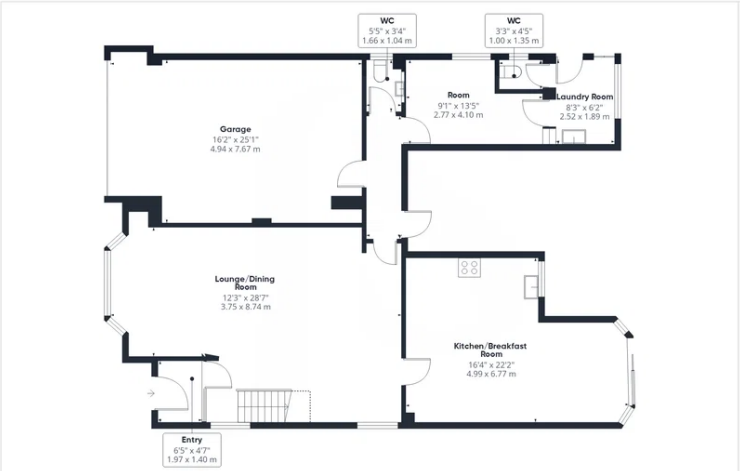
On the second floor is a fantastic loft/games room with a Velux window enjoying further panoramic sea views. Currently arranged as a games room, this substantial and versatile space offers excellent potential for a variety of uses, including further living or bedroom accommodation, subject to any necessary consents. There is also access to useful boarded eaves storage with lighting.

EXTERNAL

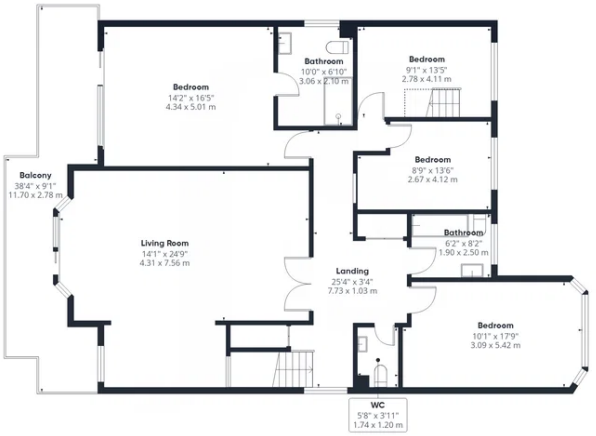
To the front, the property benefits from a private in and out resin driveway providing ample off road parking for several vehicles and access to the integral double garage. The front garden is attractively landscaped with established flower borders, a central planted bed and an impressive feature pond. A full width south facing balcony runs across the front of the property, enjoying spectacular direct sea views. The integral double garage is a generous size, with an electric roller door, power and lighting, workbench and useful storage. A personal door provides direct access into the inner hallway. The secluded rear garden is predominantly laid to lawn with gravelled pathways, established flower borders with a variety of shrubs and rose bushes, and an apple tree. There is also a paved patio and sun terrace providing plenty of space for outdoor seating and entertaining, along with a feature dovecote. A gate to the rear provides additional pedestrian access and further parking.

SITUATED

Occupying an enviable position directly on Worthing seafront, the property enjoys uninterrupted views across the promenade, beach and out towards the English Channel. This exceptional coastal setting offers the seafront quite literally on the doorstep, ideal for walks along the promenade and enjoying Worthing's coastline. Despite its prominent seafront position, the property is also conveniently located approximately half a mile from Worthing town centre, with its excellent selection of shops, restaurants, bars, cafés and leisure facilities. Regular bus services operate along West Parade, while West Worthing railway station, situated at the top of Grand Avenue, is approximately one mile away.



Ground Floor



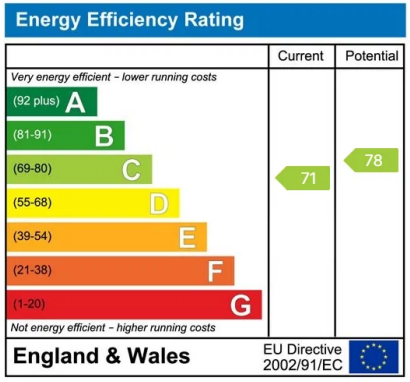
Floor 1



Floor 2







Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

West Worthing Office | 4 Wallace Parade | Goring Road | Worthing | West Sussex | BN12 4AL
01903 506080 | westworthing@jacobs-steel.co.uk | jacobs-steel.co.uk

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