



Albany Close, Worthing, BN11

Guide Price **£730,000**



Property Type: Detached House

Bedrooms: 5

Bathrooms: 3

Receptions: 4

Tenure: Freehold

Council Tax Band: G

- Detached Mock Georgian House
- Five Bedrooms
- Modern Re-Fitted Kitchen & Utility Space
- Ground Floor WC
- Ground Floor Annexe with En Suite Shower Room & Living Space
- Good Size West Facing Rear Garden
- Integral Double Garage
- Off Road Parking
- 200 Meters From Worthing Seafront
- Chain Free

We are pleased to offer for sale this beautifully presented five-bedroom detached mock Georgian residence, ideally positioned in a quiet and sought after location in West Worthing just 300 yards from the seafront. This spacious home offers versatile accommodation, including the added benefit of a ground floor annexe, perfect for multi generational living or guest use. Additional features include an integral double garage, off road parking and a well maintained west facing rear garden, ideal for enjoying the afternoon sun.





INTERNAL

The front door opens into a spacious entrance hall, providing access to all ground floor rooms, including a convenient cloakroom. The property boasts a bright, dual aspect lounge with doors leading into a conservatory that enjoys views over the rear garden. Adjacent to the lounge is the dining room, offering ample space for a table and chairs, with a connecting door back to the entrance hall for easy flow. The modern, refitted kitchen is well-appointed with a range of wall and base units topped with elegant black granite worktops. Additional features include a double oven, induction hob, integrated dishwasher, breakfast bar, dual-aspect windows, sink with drainer, and a door leading into the utility room. The utility area provides space and plumbing for a washing machine and tumble dryer, a sink, and internal access to the integral double garage. A hallway leads to the self contained annexe, ideal for guests or multi-generational living. It includes a reception room with double doors opening onto the rear garden, a ground floor bedroom with built-in wardrobes, and an en suite shower room. On the first floor, the property offers four further bedrooms. The primary bedroom benefits from built in wardrobes and access to a private en suite bathroom. A well-appointed family bathroom serves the remaining bedrooms and features a bath with shower over, wash hand basin, and WC.

EXTERNAL

This beautiful property occupies a unique plot tucked away in a quiet residential area of the highly sought after West Worthing. A particular highlight is the generous wrap around, west-facing garden, offering a wonderful sense of privacy and outdoor space. The garden is predominantly laid to lawn, bordered by well established hedges and mature shrubs. It also features raised flower beds, a patio seating area, a small pond, and a wooden gate and fence providing a defined separation to the rear of the annexe ideal for creating a private outdoor area. To the front of the property, there is access to the integral double garage, which is fitted with an electric up and over door. In addition, there is ample off road parking for multiple vehicles along the driveway to the side of the garage.

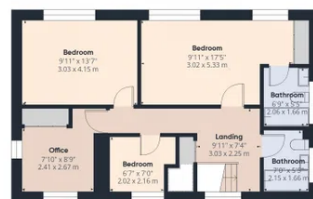
SITUATED

Situated just off Hythe Road the property is ideally located being just off Hythe Road in a highly sought after position in West Worthing within 200 metres from Worthing Seafront. Local shops can be found at Heene Road and Goring Road, both of which are approximately half a mile away. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is within a mile. The nearest station is West Worthing which is less than a mile away and bus services run nearby on Grand Avenue.





Ground Floor



Floor 1



Approximate total area^m

1960 ft²

181.9 m²

Reduced headroom

15 ft²

1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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	69	79
	EU Directive 2002/91/EC	

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 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.