



The Boulevard, Worthing, BN13 1LB

Offers Over **£725,000**





Property Type: Detached House

Bedrooms: 4

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: E

- Extended Detached House
- Four Bedrooms
- Open Plan Kitchen/ Dining/ Living Space
- Ground Floor WC & Utility Room
- Two Ground Floor Separate Reception Rooms
- Modern Bathroom
- Off Road Parking & Garage Store
- Good Size Rear Garden
- Large Patio Area
- Close To Local Transport Links

We are delighted to present to the market this exceptional, extended and fully refurbished detached residence, finished to an impeccable standard throughout. This stunning home offers four bedrooms and an outstanding open-plan kitchen, dining and living space, thoughtfully designed for modern living and entertaining, complete with elegant bi-fold doors opening onto the garden. In addition, the property boasts two reception rooms, a well-equipped utility room, and a ground floor WC. Upstairs, a contemporary bathroom showcases high-quality fittings and a refined finish. Externally, the property enjoys a generously sized garden with an expansive patio area, perfect for outdoor dining and relaxation. Further benefits include ample off-road parking and a highly convenient location, within easy reach of excellent transport links.





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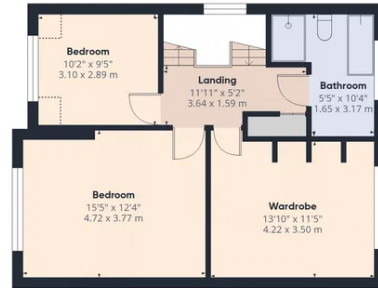
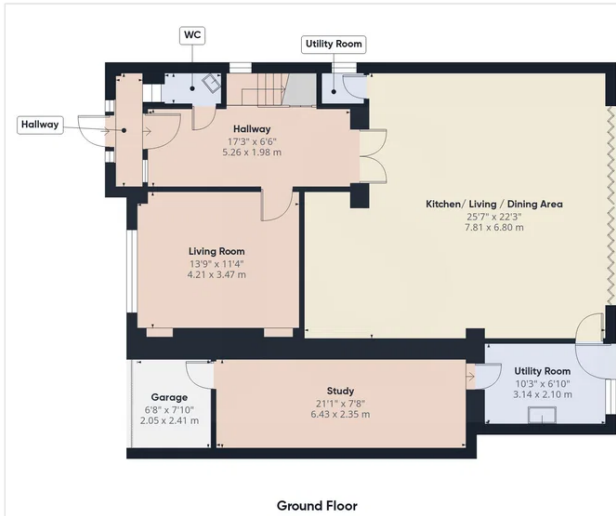
INTERNAL

The front door opens into a welcoming entrance porch, leading through to a spacious and elegantly presented entrance hall, which provides access to the ground floor WC and principal living areas. To the front of the property, a refined reception room features bespoke fitted units with integrated lighting, creating a stylish yet practical space. To the rear, the home truly impresses with a stunning open-plan kitchen, dining and living area, designed with both luxury and functionality in mind. The contemporary kitchen showcases sleek matte-finish cabinetry, centered around a substantial breakfast island, and is fully equipped with high-spec integrated appliances including a full-size fridge and freezer, dishwasher, double convection oven, induction hob with extractor, sink with drainer, instant boiling water tap, and an additional water filtration system. There is generous space for both dining and relaxed seating areas, making it ideal for entertaining. The extension is further enhanced by a striking skylight lantern, flooding the space with natural light, and expansive bi-fold doors spanning the rear elevation, seamlessly connecting the indoors with the garden. A separate utility room is conveniently located off the kitchen, offering space and plumbing for both a washing machine and tumble dryer. From here, there is access to a versatile second reception room, perfectly suited as a home office, playroom, or snug, which in turn provides internal access to the garage store. The first floor accommodates three well-proportioned bedrooms, with the second bedroom benefiting from extensive built-in wardrobe space. The luxurious family bathroom is beautifully appointed with fully tiled walls and flooring, a walk-in shower with glass screen, a freestanding bath, WC, and a floating double vanity unit with illuminated mirror. Occupying the top floor is an additional spacious double bedroom, enhanced by two Velux windows and useful access to eaves storage, completing this exceptional home.

EXTERNAL

To the front of the property, there is ample off-road parking for multiple vehicles, along with access to a garage store featuring an up-and-over door. A side gate provides convenient access through to the rear garden. The rear





Approximate total area⁽¹⁾
 1955 ft²
 181.6 m²

Reduced headroom
 123 ft²
 11.4 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.

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Whilst we endeavour to make our 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.