
PEAR
PROPERTIES
Malvern Close, Worthing
Offers Over £575,000



Malvern Close

Worthing

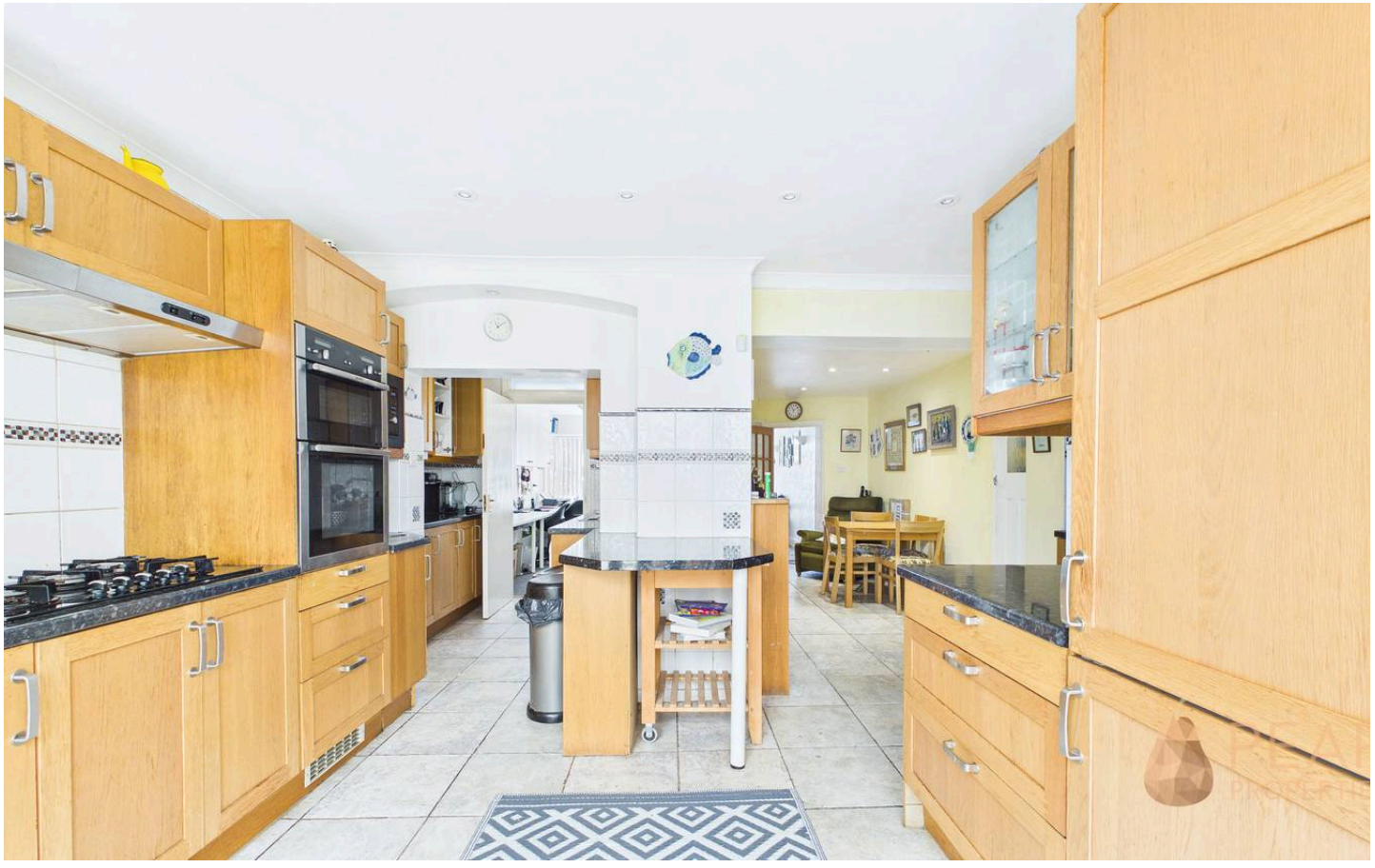
Spacious four bed semi with three receptions, large kitchen, two bathrooms, office, conservatory, big garden, off-road parking, and seafront at end of road. Ideal for families.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Four to Five Bedroom Semi Detached House
- Three Reception Rooms with Versatile Living Accommodation
- Large Lounge Through Dining Room
- Spacious Extended Kitchen
- Office/Utility
- Two Bathrooms
- Conservatory With Pleasant Views Over Garden
- Fantastic Size Rear Garden with Multiple Sheds/Summerhouses
- Off Road Parking for Multiple Vehicles
- Seafront At End Of Road







Porch
6' 11" x 2' 9" (2.11m x 0.83m)
Double glazed front door in to entrance porch, further front door in to property.

Hallway
6' 4" x 6' 0" (1.92m x 1.84m)
Spacious entrance hallway with stairs leading to first floor.

Living / Dining Room
25' 9" x 12' 4" (7.85m x 3.76m)
Bright and airy bay fronted living room through to dining room. Double sliding doors leading in to rear porch.

Rear Porch
7' 4" x 3' 7" (2.23m x 1.10m)
Enclosed rear porch area offering storage space with further sliding doors leading to rear garden.

Dining Area
19' 1" x 6' 3" (5.81m x 1.91m)
An additional dining area which leads to the spacious kitchen. Feature log burner, larder storage cupboard.

Kitchen
11' 1" x 8' 3" (3.37m x 2.51m)
A range of wall and base units and drawers with integrated appliances. Double doors opening in to sun room.

Kitchen
6' 11" x 6' 9" (2.12m x 2.05m)
Further kitchen area comprising further wall and base units and drawers and sink drainer unit.

Office
12' 1" x 7' 1" (3.68m x 2.16m)
Formally the garage, this is an ideal home office, play room or additional utility room.

Shower Room
9' 0" x 2' 9" (2.74m x 0.84m)
Fully tiled ground floor shower room comprising shower, WC and sink unit.

Sun Room
13' 9" x 10' 1" (4.20m x 3.07m)
A good size conservatory with lovely views over the rear garden.

Bedroom
12' 1" x 12' 0" (3.69m x 3.65m)
A great size double, bay fronted bedroom with built in furniture.

Bedroom
12' 0" x 11' 0" (3.65m x 3.36m)
A further good size double bedroom with vanity sink unit.

Bedroom
12' 10" x 8' 6" (3.92m x 2.58m)
Bedroom with vanity sink and built in wardrobe.

Bedroom
12' 4" x 6' 11" (3.76m x 2.12m)
Single bedroom to the front of the property.

Bathroom
13' 6" x 4' 9" (4.11m x 1.44m)
Fully tiled bathroom suite comprising jacuzzi bath with shower over, vanity sink unit, WC, bidet and towel radiator.

Garden

Fantastic size, well established rear garden with large lawned area, path leading to patio to the rear with summerhouse and shed, pond, mature shrubs and trees.

OFF STREET

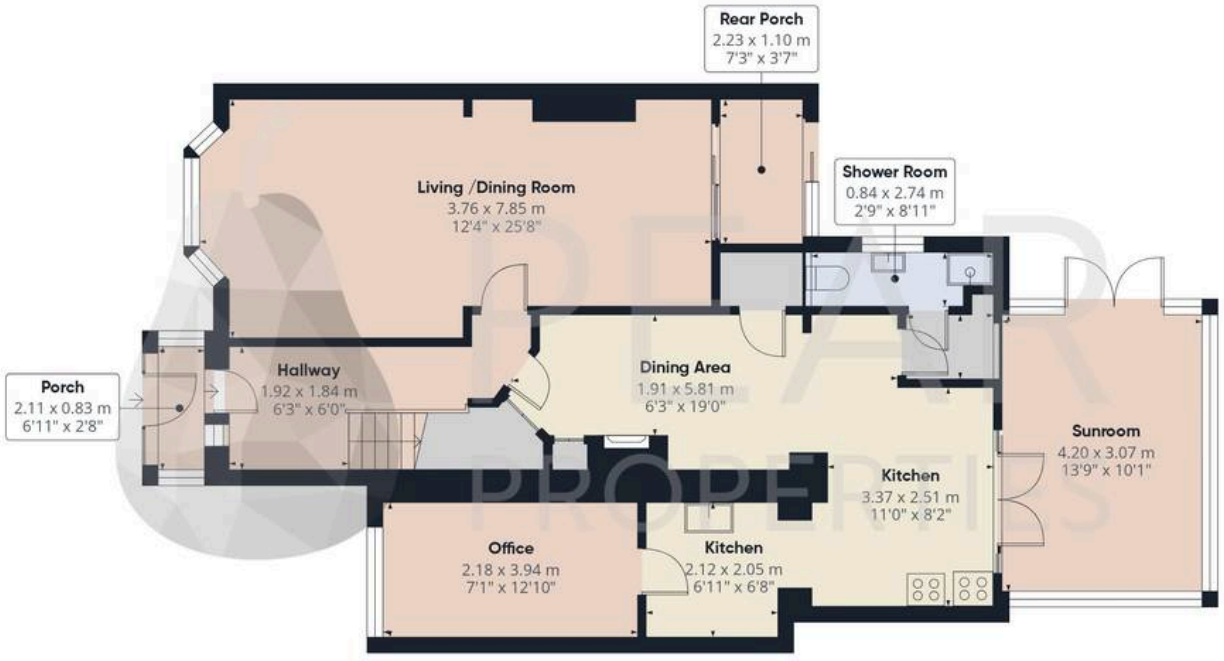
3 Parking Spaces

Driveway providing off road parking for multiple vehicles.

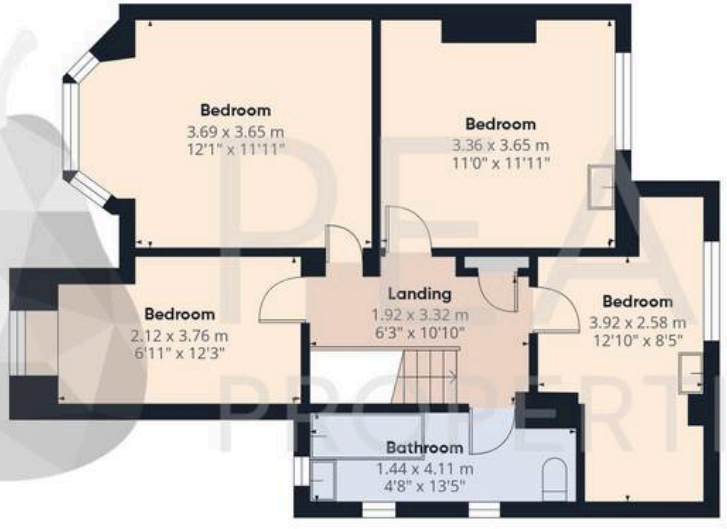








Ground Floor



Floor 1



PEAR PROPERTIES

Approximate total area(1)

150.8 m²

1624 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



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