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Description

We are delighted to offer to the market this beautifully presented detached family home, ideally situated in this popular East Worthing location close to the seafront, local shops, parks, bus routes, and the mainline station.

Ground floor accommodation offers kitchen, dining room, lounge/dining room, double bedroom, shower room and lean to/office. Upstairs are three further double bedrooms and a family bathroom. In the rear garden is a self contained annex with a lounge/kitchenette, bedroom and shower room. The property also benefits from a driveway with off road parking, double glazing and a large west facing rear garden with hot tub.

Key Features

- Detached Family Home
- Four Double Bedrooms
- Ground Floor Double Bedroom
- Ground Floor Shower Room
- Double Glazing
- Self Contained Annex
- West Facing Rear Garden
- Hot Tub
- Off Road Parking
- Council Tax Band E



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Entrance Hall

Door to front, radiator and double glazed frosted window to front.

Kitchen

4.85 x 2.57 (15'10" x 8'5")

Two double glazed windows to front, fitted kitchen with range of wall and base units, integrated electric oven and gas hob, cooker hood, integrated dishwasher, integrated fridge/freezer, tiled splashback and radiator.

Inner Hall

Utility area with plumbing for washing machine and wall mounted combination boiler.

Dining Room

4.25 x 2.59 (13'11" x 8'5")

Double glazed window to front, radiator and tv point.

Living/Dining Room

7.20 x 3.65 (23'7" x 11'11")

Triple aspect double glazed window to front, side and rear, two radiators, tv point, under stairs cupboard and feature fireplace.

Lean To/Office

With power and light.

Bedroom Four

4.12 x 2.61 (13'6" x 8'6")

Double glazed window to rear and side, radiator and tv point.

Downstairs Shower Room

Double glazed frosted window to side, shower cubicle, wall mounted wash hand basin set in vanity unit, dual button WC, towel radiator, part tiled walls and extractor fan.

Bedroom One

4.74 x 3.64 (15'6" x 11'11")

Double glazed window to front with sea view, south facing Juliet balcony to side, radiator, eaves storage and tv point.



Bedroom Two

5.05 x 2.72 (16'6" x 8'11")

Double glazed window to side and front with sea view, radiator, tv point and ample eaves storage.

Bedroom Three

3.50 x 2.81 (11'5" x 9'2")

Double glazed window to rear and side with sea view, radiator and tv point.

Bathroom

Double glazed frosted window to rear, heated towel rail, tiled walls, wash hand basin set in vanity unit, panel enclosed bath with electric shower over and dual button WC.

Self Contained Annex

Lounge/Kitchenette

5.67 x 3.40 (18'7" x 11'1")

Fitted kitchen with range of wall and base units, integrated fridge/freezer, integrated electric oven and hob, cooker hood, sink with mixer tap, plumbing for washing machine, tiled splashback, double glazed window to side, electric heater and tv point.

Bedroom

2.77 x 2.26 (9'1" x 7'4")

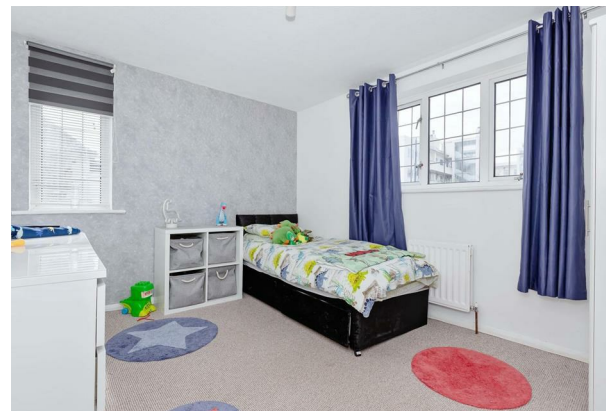
Double glazed window to rear, tv point, built in wardrobe and electric radiator.

Shower Room

Shower cubicle, dual button WC, wash hand basin set in vanity unit, extractor fan, double glazed frosted window to front and electric towel radiator.

Rear Garden

West facing garden laid to artificial grass, patio and lawn, wall and fence enclosed, hot tub, gated side access, outside tap and power points, three storage sheds, vegetable patch and two log stores.

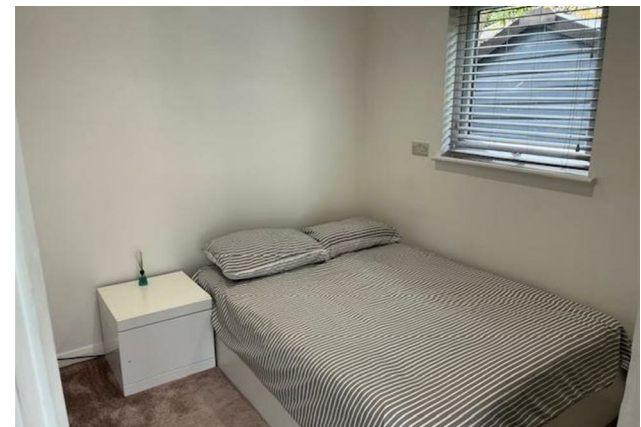
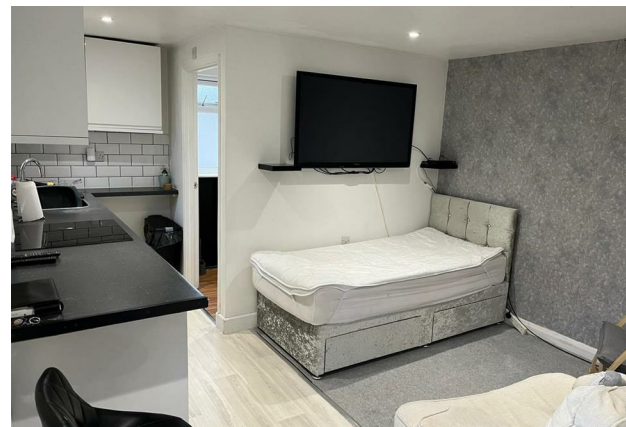




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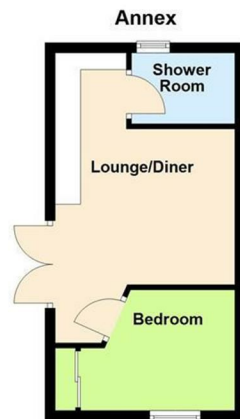
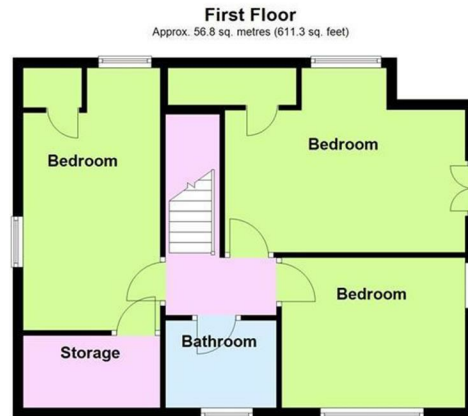


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Floor Plan Seamill Park Avenue



Total area: approx. 168.6 sq. metres (1815.3 sq. feet)



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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.

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