



9 Greyfriars Close, Worthing, BN13 2DR  
Offers In Excess Of £800,000

and company  
**bacon**  
Estate and letting agents



A stunning and unique five-bedroom, two-bathroom family house nestled in a secluded plot. The property boasts a spacious modern 24x13 ft kitchen diner, perfect for hosting family gatherings or entertaining guests.

The property features gas-fired central heating, double glazing, solar panels and some underfloor heating, ensuring warmth and energy efficiency throughout the year. The highlight of this home is the beautifully landscaped gardens that surrounds the property, providing a tranquil and picturesque setting for relaxation and outdoor living. Externally, there is a private drive providing parking available for up to four cars.

The accommodation briefly comprises: entrance hall, ground floor cloakroom, lounge with open fire, sun lounge, dining room, 24 ft luxury kitchen diner, five bedrooms, bathroom, with further en-suite to master bedroom.



- Offington Borders
- Detached Family Home
- Five Bedrooms
- Three Reception Rooms
- Superb Open Plan Kitchen/Diner
- Large Secluded Gardens
- Parking For Four Vehicles



Composite part glazed front door leading to:

### ENTRANCE HALL

Parquet block flooring. Radiator. Double glazed window. Under stairs storage cupboard and cloaks cupboard.

### GROUND FLOOR CLOAKROOM

Low level w/c. Wash hand basin. Radiator. Double glazed window. Parquet flooring

### LOUNGE

6.02m x 3.58m (19'9 x 11'9)

Open fire place with natural stone surround. Parquet flooring. Two radiators. Triple aspect double glazed windows. Double glazed French doors leading out to:

### SUN LOUNGE

7.62m x 1.68m (25 x 5'6)

Brick construction with double glazed windows and double glazed French doors leading out to garden.

### DINING ROOM

4.11m x 3.40m (13'6 x 11'2)

Parquet block flooring. Radiator. Double glazed window.

### STUNNING KITCHEN / DINER

7.24m x 4.06m (23'9 x 13'4)

Luxury fitted modern kitchen, comprising of: wood work surfaces with one and a half bowl drainer sink unit with mixer taps. Excellent range of base units, comprising of: cupboards and drawers. American fridge freezer. Integrated dishwasher. Centre island incorporating breakfast bar with matching work surface with cupboards under. Range gas cooker with tiled splash-back and extractor cooker hood above. Matching range of eye level wall units featuring pull out ladders. Recessed ceiling spotlighting. Radiator. Underfloor heating. Double aspect with double glazed windows and double French doors out to garden.

Inner hall with underfloor heating.

### UTILITY ROOM

Part tiled. Roll top work surfaces with inset single drainer stainless steel sink unit and mixer taps. Eye level units and base units. Space and plumbing for washing machine. Underfloor heating. Recess ceiling spotlighting. Double glazed door to garden.

Stairs from entrance hall leading to:

### FIRST FLOOR LANDING

Radiator. Access to loft space housing gas fired boiler. Part boarded and fully insulated with light.

### BEDROOM 1

6.02m max x 3.43m (19'9 max x 11'3)

Maximum measurement is into DRESSING ROOM area, with floor to ceiling fitted wardrobes. Double aspect with double glazed windows. Radiator. Recessed ceiling spotlighting. Door to:

### EN-SUITE BATHROOM / WC

2.34m x 1.65m (7'8 x 5'5)

Fully tiled. Step in shower cubicle with chrome independent shower and glazed screen. Vanity unit with wash hand basin and cupboard under. Close coupled w/c. Mirrored medicine cabinet. Double glazed window. Vertical chrome radiator. Extractor fan. Recessed ceiling spotlighting.

### BEDROOM 2

4.04m x 3.51m (13'3 x 11'6)

Radiator. Double glazed window.

### BEDROOM 3

4.04m x 3.45m (13'3 x 11'4)

Radiator. Double glazed window.

### BEDROOM 4

4.04m x 3.58m (13'3 x 11'9)

Radiator. Double aspect with double glazed window. Recessed ceiling spotlighting.

### BEDROOM 5

3.58m x 1.91m (11'9 x 6'3)

Radiator. Double glazed window.

### MODERN BATHROOM / WC

3.23m x 1.75m (10'7 x 5'9)

Three quarter tiled. Modern white suite. Comprising of panelled bath with mixer taps/shower attachment. Step in shower cubicle with chrome independent shower and glazed screen. Close coupled w/c. Vanity unit with wash hand basin and cupboard under. Mirrored medicine cabinet. Recessed ceiling spotlighting. Vertical chrome radiator. Shelled linen cupboard.

### OUTSIDE

### PRIVATE DRIVE

Paved private drive with standing area for up to four vehicles.

### DELIGHTFUL SECLUDED GARDENS

One of the features of the property is that the house stands in it's own grounds which are predominately south facing. Majority laid to lawn with mature flower borders with shrubs bushes and trees. Large home produce section. Decking to two sides of the property, providing chilled out spaces for outside living. Patio areas. Three sheds. Bike shed. Log storage areas.

### Required Information

Council tax band: F

Version: 1

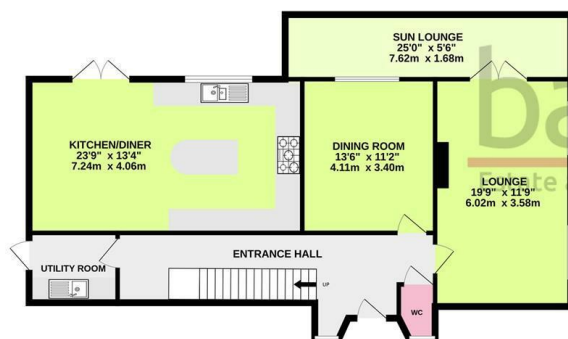
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



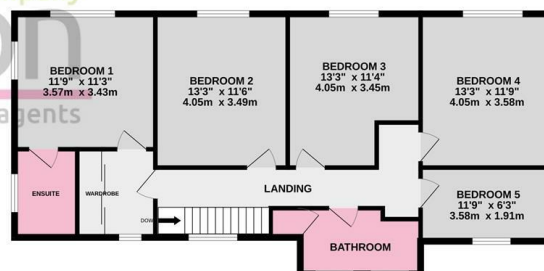




GROUND FLOOR  
1067 sq.ft. (99.2 sq.m.) approx.



1ST FLOOR  
943 sq.ft. (87.6 sq.m.) approx.



TOTAL FLOOR AREA : 2010 sq.ft. (186.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

