



Wear Road, Worthing, BN13

Guide Price **£600,000**



Property Type: Detached House

Bedrooms: 4

Bathrooms: 2

Receptions: 2

Tenure: Freehold

- Extended Detached House
- Four Bedrooms
- Primary With Dressing Room & En Suite Shower Room
- Modern Kitchen & Utility Room
- Lounge & Dining Area
- Additional Reception Room With Adjoining Study
- Ground Floor WC
- Integral Garage
- Off Road Parking
- Close to Local Shopping Facilities

We are delighted to present this beautifully renovated and extended detached family home. The property offers four well-proportioned bedrooms, with the primary bedroom benefiting from a dressing room and en-suite shower room. The ground floor comprises a contemporary kitchen, spacious living and dining area, a second reception room with an adjoining study, utility room and a convenient ground-floor WC. Externally, the home boasts a landscaped rear garden, garage and off-road parking.





We are delighted to present this beautifully renovated and extended detached family home. The property offers four well-proportioned bedrooms, with the master bedroom benefiting from a dressing room and en-suite shower room. The ground floor comprises a bespoke shaker kitchen, open plan to family/dining area, adjoining a spacious living room, a third reception room with an adjoining study, utility room with shower and a convenient ground-floor WC. Externally, the home boasts a landscaped rear garden, with large shed, garage and off-road parking.

INTERNAL

The front door opens into a welcoming entrance hall, providing access to all ground-floor accommodation. To the front of the property is a third reception room, currently utilised as a playroom, with double doors leading through to a study. The hallway also offers internal access to the garage, understairs storage, a cloaks cupboard, and a ground-floor WC. The kitchen is positioned to the rear of the property and is fitted with bespoke shaker style wall and base units, inset sink with filtered hot and cold tap, dishwasher, space for a full size larger fridge and freezer, double oven, and induction hob. The kitchen also benefits from a breakfast bar, a door leading to the utility room, and open access to the dining/family area and lounge. The utility room features a shower, stable door to the outside, and space and plumbing for both a washing machine and tumble dryer. The dining area enjoys both double doors and sliding doors opening out to the rear garden, creating an excellent space for entertaining. To the first floor are four bedrooms. The master bedroom benefits from a walk-in dressing room with space for wardrobes and access to the en-suite shower room. The family bathroom is fitted with a bath with shower over, wash hand basin with storage below, and WC. Fully boarded loft accessible from the landing.

EXTERNAL

To the front of the property there is off-road parking and access to the garage, which features an insulated electric door. A timber gate provides access to the utility room door and bin storage, with a further gate offering convenient side access. The rear garden has been thoughtfully landscaped to create a variety of usable spaces, including raised terrace for outdoor seating, a covered area with artificial grass currently used as a play area, well-stocked flowerbeds, an area laid to lawn, and a timber storage shed.

SITUATED

Situated in a popular residential area, on a quiet crescent, the property enjoys convenient access to a wide range of local amenities. A Tesco superstore is located approximately one third of a mile away, with further shops and services along Salvington Road within half a mile. Worthing Leisure Centre is approximately one and a half miles away. The property also offers easy access to the A27, while Worthing town centre—providing comprehensive shopping facilities, restaurants, pubs, cinemas, theatres, and leisure amenities—is located approximately three and a quarter miles away. Durrington-on-Sea railway station is around one and a half miles away, and regular bus services





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.