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TBC



## Description

We are delighted to offer this deceptively spacious four-bedroom detached residence, set in an exclusive cul-de-sac just one row back from Worthing's iconic seafront. The property offers beautifully arranged family accommodation, wonderful sea views, and a magnificent south-facing garden.

Inside, the home reveals far more space than first appears, with generously proportioned rooms, elegant presentation, and an abundance of natural light throughout. The property has been recently modernised, including updated electrics and a new boiler, providing both comfort and peace of mind. Flowing reception areas lead to a superb open plan kitchen and dining space which opens onto the sunny garden, while the impressive principal bedroom enjoys sweeping coastal views.

Perfectly positioned in Malvern Close, the property is moments from Worthing's promenade, ideal for scenic coastal walks, with the town centre, cafés, restaurants, and Splashpoint Leisure Centre all within easy reach.

## Key Features

- Deceptively spacious four-bedroom detached residence
- Exclusive cul-de-sac position just one row back from Worthing's iconic seafront
- Recently modernised with updated electrics and new boiler
- Wonderful sea views, including from the principal bedroom
- Spacious living room with bay window and doors opening to the south-facing patio
- Impressive open plan kitchen and dining area ideal for family living
- Ground floor cloakroom
- Principal bedroom with en-suite bathroom
- Beautiful south-facing landscaped rear garden with patio, summer house and pond feature
- Double-length garage, large printed concrete driveway with off-road parking for three cars | Council Tax Band E | EPC Rating TBC





### Accommodation

The property offers generously proportioned and well-presented accommodation throughout, together with wonderful sea views and a beautifully landscaped south-facing garden. The home has also been recently modernised, benefitting from updated electrics and a new boiler.

The welcoming reception hallway leads to a superb living room with bay window overlooking the garden and doors opening onto the sunny patio, creating an excellent space for both relaxing and entertaining. A useful downstairs cloakroom is also located on the ground floor.

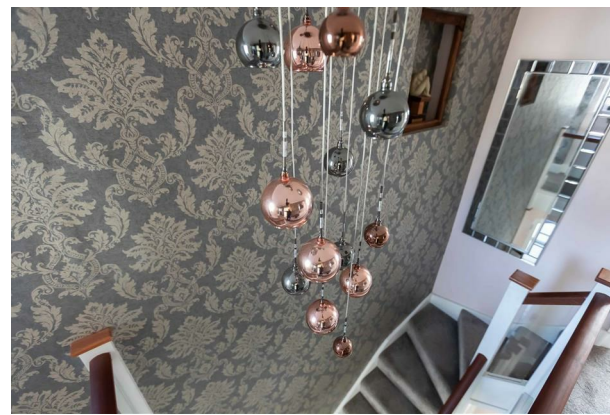
To the rear of the property is a particularly impressive open plan kitchen and dining area, providing an excellent space for modern family living and entertaining. The contemporary kitchen offers ample storage and worktop space and flows seamlessly into the dining area.

Upstairs, the impressive principal bedroom enjoys lovely sea views and benefits from a stylish en-suite bathroom, whilst three further well-proportioned bedrooms are served by a modern family shower room.

The rear garden is a particular highlight of the property and provides a wonderfully private and beautifully landscaped outdoor space. A generous printed concrete patio offers the perfect setting for outdoor dining and entertaining, leading onto a well-maintained lawn bordered by a rich variety of mature trees, shrubs and established planting which create both colour and seclusion. Further features include an attractive rockery pond, a timber summer house and a useful storage shed, while a door provides direct access from the garden into the double-length garage.

A large printed concrete driveway to the front provides convenient off-road parking for approximately three cars and access to the garage.





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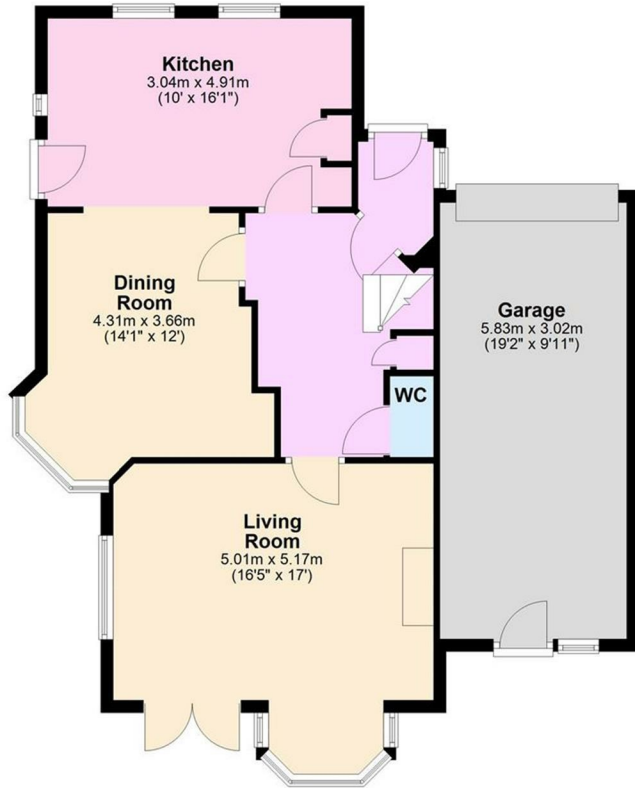
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# Floor Plan Malvern Close

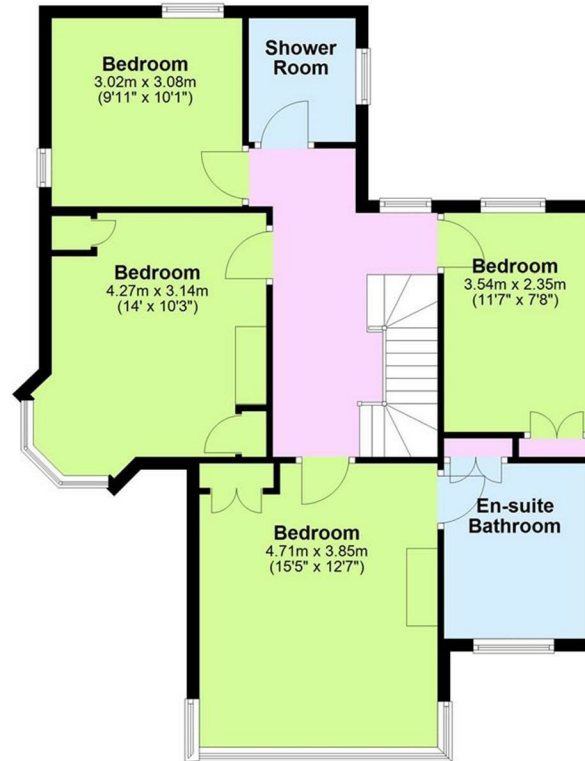
## Ground Floor

Approx. 81.7 sq. metres (879.6 sq. feet)



## First Floor

Approx. 75.4 sq. metres (812.0 sq. feet)



Total area: approx. 157.2 sq. metres (1691.7 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			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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