

Robert
Luff & Co

Brighton Road, Worthing

Freehold - Offers In Excess Of £750,000



4



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Key Features

- Detached four bedroom family home in prime seafront location
- Stunning panoramic sea views across the English Channel
- Spacious lounge dining room opening into a bright sunroom
- Versatile layout with potential to reinstate four bedrooms
- Modern kitchen with granite work surfaces and integrated appliances
- Ground floor shower room and large family bathroom with Jacuzzi bath
- Underfloor heating throughout
- Generous rear garden with patio areas and mature planting
- Timber built studio ideal for home working or hobbies
- Off road parking for multiple vehicles and integral garage with potential | No onward chain | Council Tax Band F | EPC Rating D

We are delighted to offer this substantial and well presented four bedroom detached family home, ideally situated on the highly sought after Brighton Road seafront, enjoying stunning panoramic views across the English Channel and Worthing's popular promenade. The property offers spacious and versatile accommodation throughout, with a generous rear garden, off road parking for multiple vehicles, an integral garage and the added benefit of no onward chain.

The property is approached via a herringbone brick driveway providing off road parking for several vehicles and access to the integral garage, which offers potential for conversion subject to the necessary consents.

A double glazed stained glass front door leads into a spacious entrance hall with oak flooring, which continues through to the impressive lounge dining room. This bright and airy space enjoys direct sea views and benefits from double glazed French doors opening into a generous sunroom, overlooking the rear garden with direct access outside.

The kitchen is fitted with a range of white fronted wall and base units complemented by granite work surfaces, incorporating a gas hob, electric oven, integrated dishwasher and space for an American style fridge freezer or breakfast table. A side door provides convenient access to the garden. The ground floor is further complemented by a fully tiled shower room.

To the first floor, a spacious landing provides access to the bedrooms, currently arranged as three, with one room incorporating a dressing area which could easily be reconfigured back into four bedrooms if required. Three of the bedrooms enjoy stunning sea views, with the remaining bedroom overlooking the rear garden. The family bathroom is of an excellent size, measuring approximately five metres, and is fitted with a Jacuzzi bath, separate steam shower cubicle, wash hand basin, WC and bidet.

From the landing, a pull down loft ladder provides access to a useful loft room with a Velux window enjoying distant Downland views, along with power and lighting.

Externally, the rear garden is of a generous size and is mainly laid to lawn with mature trees and shrubs, two patio areas, outside power points and side access. There is also a timber shed and a timber built studio, ideal for those working from home or as a hobbies space.

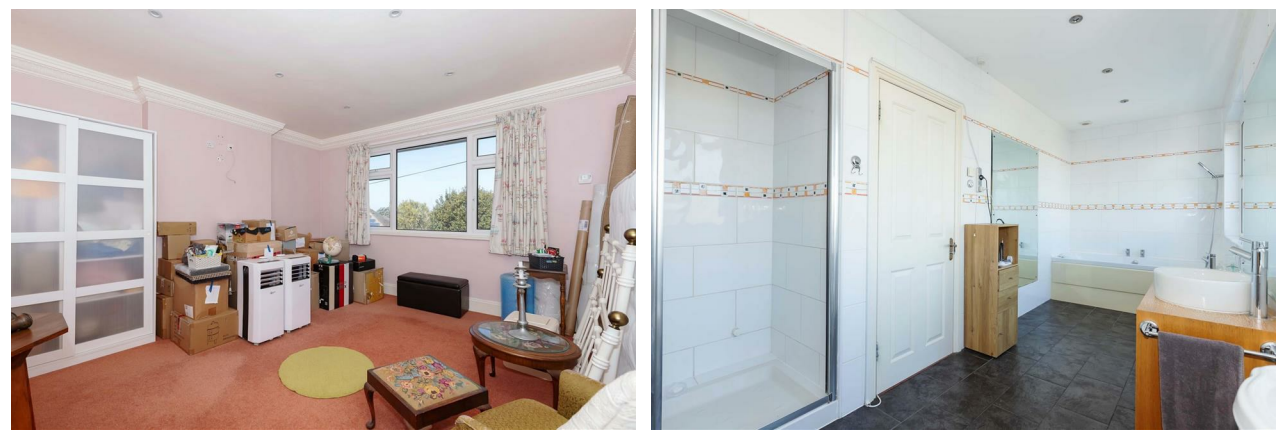
Further benefits include double glazing, underfloor heating throughout, and no onward chain.



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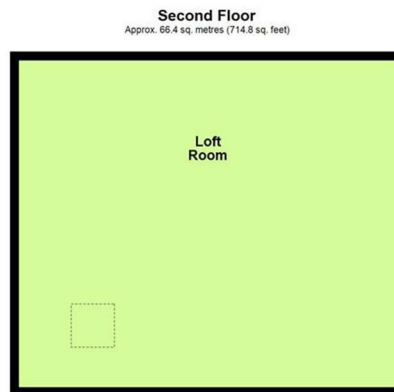
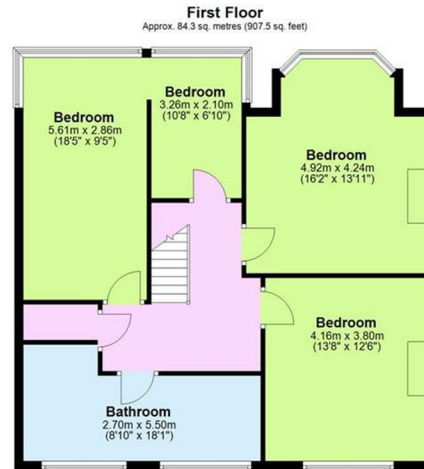
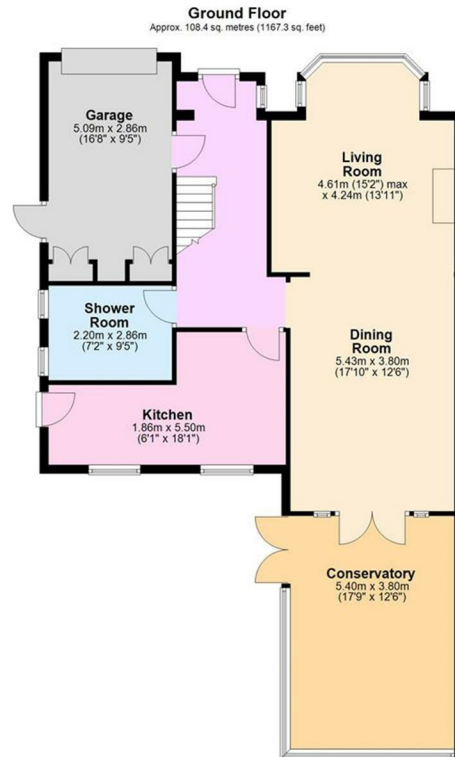


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Floor Plan Brighton Road



Total area: approx. 259.2 sq. metres (2789.5 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(20-34) E		
(21-38) F			(1-33) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	64	77			
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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