

Phrosso Road, Worthing, BN11

£550,000

Jacobs | Steel









Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 2

Receptions: 2

Council Tax Band: D

- 1930's Extended Semi Deatched House
- Three Bedrooms
- Open Plan Kitchen/ Breakfast/ Living Room
- Separate Lounge
- Ground Floor Utility & Shower Room
- First Floor Bathroom
- Loft Room
- South Facing Rear Garden
- Off Road Parking
- 0.3 Miles From Worthing Seafront

We are delighted to offer this attractive 1930s property, ideally situated just a short walk from the seafront. The accommodation comprises three bedrooms, a versatile loft room, an impressive open-plan extended kitchen/breakfast/living area, a separate lounge, ground-floor utility room and shower room, together with a stylish re-fitted family bathroom on the first floor. Further benefits include a south-facing rear garden, off-road parking, and a convenient location within easy reach of local shops and amenities.





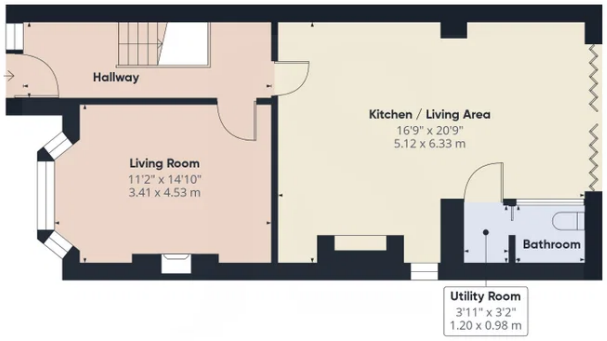
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INTERNAL

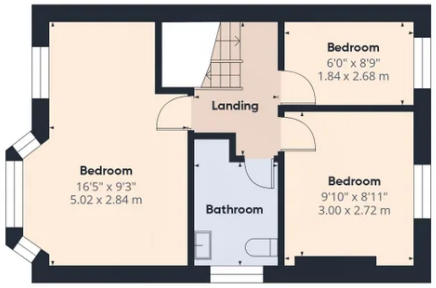
The front door opens into a welcoming entrance hall, providing access to the ground floor accommodation. Positioned at the front of the property is a charming separate lounge, featuring a bay window that fills the room with natural light, together with an attractive fireplace and decorative surround. To the rear of the property is the heart of the featuring an open-plan kitchen, dining and living space. Two skylights flood the room with natural light, enhancing the bright and airy feel. The beautifully fitted kitchen combines character and practicality, boasting a large central island, a fluted front Butler style sink, Rangemaster oven and an excellent range of storage units. There is ample space for both dining and seating areas, making it ideal for modern family living and entertaining. Bi-fold doors open onto the decked terrace. A sliding door from the kitchen leads to a useful utility room, providing space and plumbing for a washing machine, along with an integrated wine cooler. Beyond this is a wet room, featuring distinctive pink tiled walls, a wash hand basin, shower and WC. The first floor offers three well proportioned bedrooms. The principal bedroom enjoys a bright dual aspect outlook and a beautiful bay-fronted window, creating a light and spacious atmosphere. The family bathroom has been thoughtfully refitted in a timeless period style and features subway tiled walls, hexagonal patterned flooring, a wash hand basin, WC, heated towel rail and a bath with shower over and glass screen. From the landing, a staircase rises to the loft room, a versatile space benefiting from two Velux windows and generous floor area, ideal for a home office, hobbies room or additional occasional accommodation, subject to any necessary consents.

EXTERNAL

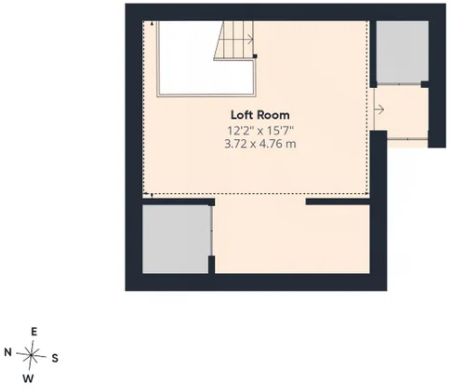
To the front of the property, the garden has been predominantly laid to shingle, providing off-road parking, with large patio slabs forming an attractive pathway to the front door. Mature planting, including a striking palm tree, timber gates provide convenient side access to the rear garden. The south-facing rear garden has been thoughtfully landscaped to create a wonderful outdoor space for relaxation and entertaining. A raised decked terrace adjoins the property, with the remainder of the garden featuring a lawned area complemented by an array of established plants and shrubs. To the rear, a secluded section of the garden provides a peaceful retreat, along with a second raised decked seating area. Further benefits include an outdoor shower, perfect for rinsing off after a day at the beach.



Ground Floor



Floor 1



Floor 2

Approximate total area(1)

1229 ft²

114.4 m²

Reduced headroom

80 ft²

7.4 m²

(1) Excluding balconies and terraces

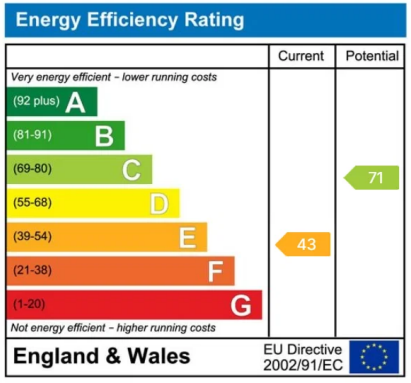
Reduced headroom ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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 your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose 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.

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