



The Plantation, Worthing BN13 2AA

Guide Price **£750,000**



Property Type: Detached House

Bedrooms: 4

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: E

- Superb Detached House
- Four Bedrooms
- Modern Kitchen/Dining Room
- Spacious Living Room
- Conservatory
- Beautifully Presented
- 90ft South Facing Rear Garden
- Shower Room & Ground Floor WC
- Log Cabin & Hot Tub
- Off Road Parking



An exceptionally stylish, immaculately presented home offering a 25ft dual-aspect living room, luxury kitchen/dining room, conservatory and versatile ground-floor reception/bedroom and WC. Three first floor bedrooms, shower room and fully boarded loft. The 90ft south-facing garden features hot tub, large log cabin, off road parking and being sold chain free.



You will be immediately impressed upon entering this exceptionally stylish and immaculately presented home, where character and contemporary design combine effortlessly. The property is presented in pristine condition throughout and offers generous, versatile living space ideal for modern living and entertaining.

The stunning 25ft living room enjoys a desirable dual aspect flooding the space with natural light, and features bi-fold doors that seamlessly connect the interior with the south-facing rear garden. A statement fireplace with coal-effect gas fire creates a warm and inviting focal point and a cosy atmosphere.

The adjoining kitchen/dining room is both sophisticated and highly functional, showcasing a comprehensive range of sleek contemporary units. Integrated appliances include a dishwasher, washer/dryer and wine cooler, complemented by an American-style fridge/freezer and inset AEG double ovens. There is space for a dining table, while bi-fold doors open into the conservatory, an elegant space refurbished with a self-cleaning roof and enjoying uninterrupted garden views, with French doors leading outside.

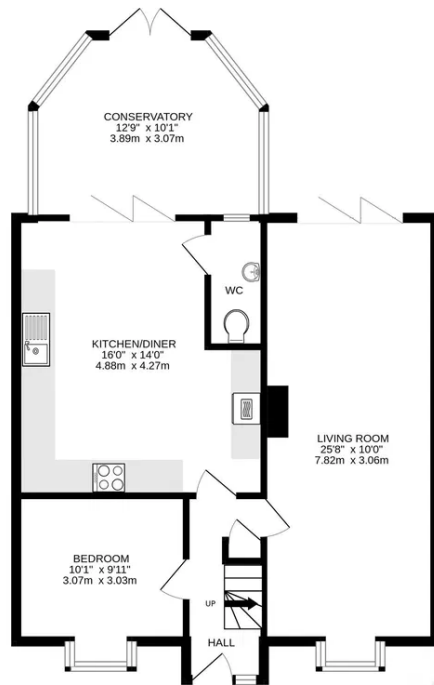
The ground floor further benefits from an additional reception room, offering excellent flexibility as a bedroom, study or playroom, along with a convenient WC.



To the first floor are three beautifully presented bedrooms and access to a fully boarded loft via a loft ladder. The landing provides an airing cupboard for additional storage. The principal bedroom benefits from a dual aspect, built-in storage cupboard and an airing cupboard. A further double bedroom is located to the front with two double-glazed windows allowing an abundance of natural light. The third bedroom overlooks the rear garden and includes a fitted wardrobe and a cleverly designed seating area, ideal for a desk or sofa bed. Completing the accommodation is a spacious shower room fitted with a WC, bidet, corner shower and wash hand basin set within a vanity unit.

The front of the property is attractively enclosed with fencing and hedgerow, offering off-road parking on a private driveway with an Ohme pod EV charger and gated side access. The stunning south-facing rear garden extends to approximately 90ft and has been thoughtfully landscaped, and has been designed with entertaining in mind, featuring a substantial cedar decked terrace, providing the perfect space for outdoor dining, complemented by a pergola and a hot tub, which is included in the sale. The remainder of the garden is mainly laid to lawn with established shrub and flower borders, and benefits from a robot lawn mower to maintain it. A children's playhouse and 10x8ft shed sit towards the rear, while the impressive 22ft fully insulated log cabin—with dual aspect windows, carpeting and French doors—provides a superb additional lifestyle space — ideal as a home office, gym or additional entertaining space. The front and rear gardens showcase at night with an abundance of lights to enjoy through the evening.

GROUND FLOOR



1ST FLOOR



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) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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