



Leyeshurst, Lamorna Grove, Worthing BN14 9BJ

Guide Price **£1,250,000**



Property Type: Detached House

Bedrooms: 4

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: F

- Stunning, Architecturally Designed Home
- Large South Facing Garden
- Orangery & Reception Hall
- Four Double Bedrooms
- Stylish Living Room
- Spacious Detached One Bedroom Annex
- Kitchen/Diner/Snug
- Abundance of Character
- Double Garage & Two Car Ports
- Ample Off Road Parking

Leyeshurst is a unique opportunity to own a piece of local architectural heritage—an exquisitely restored, character-rich home offering exceptional space, style and versatility. Set on a generous south-facing approach of a quarter of an acre in the heart of Broadwater. This stunning home features elegant living spaces, a stylish kitchen/diner/snug, four bedrooms and a superb one-bedroom solar-powered annex. Landscaped gardens, double length garage, two carports and ample parking complete this exceptional character home.





Steeped in local history, this remarkable home was originally designed and lived in by celebrated architect A. T. W Goldsmith, whose legacy includes the Connaught Theatre, Onslow Court and several other iconic West Sussex buildings. The property has since been thoughtfully and lovingly restored, preserving its architectural integrity while elevating it with modern comforts.

INTERNAL

A charming orangery-style entrance welcomes you inside, flowing through double doors into an expansive reception hall with bespoke built-in storage and a stylish cloakroom. Throughout the home, great care has been taken to honour its heritage: the original Crittall windows and doors remain a focal feature, now upgraded with Krypton-filled double glazing for comfort and efficiency.

The elegant living room enjoys a beautiful bay window framing views of the mature south-facing garden, complemented by an original fireplace fitted with a ceramic log burner—an inviting space for year-round relaxation. The impressive kitchen/dining room offers both practicality and ambience, featuring a cosy sitting area, integrated appliances, a retained larder cupboard and a cleverly designed island return with excellent storage below. Sliding doors open seamlessly onto the sunlit patio. A separate utility room provides further convenience and leads directly to the double-length garage with adjoining carport. An added benefit is the solar panels provide energy for the whole house as well as the annex.



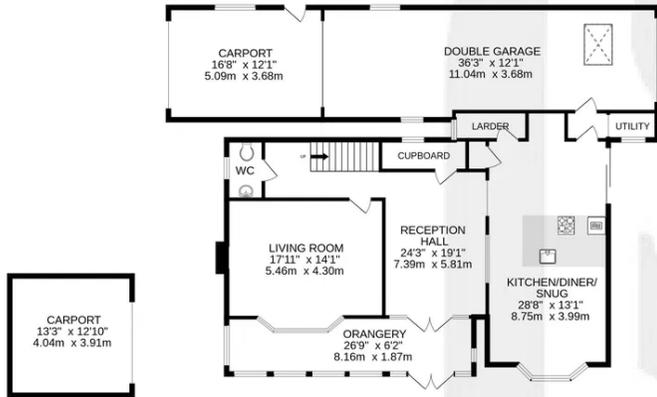
Ascending to the first floor, a generous landing leads to four beautifully presented bedrooms. The principal bedroom is a true sanctuary, featuring a freestanding copper bathtub, double doors opening to a private balcony, and tranquil views across the garden. A further double bedroom enjoys its own bay window, while bedroom three is currently arranged as a luxurious dressing room with fitted wardrobes. A stylish shower room with twin basins, walk in shower and wc completes the first floor.

EXTERNAL

Leyeshurst is approached via a private road and tucked away in a Cul-de-Sac. The south facing garden is a stunning oasis—walled and wonderfully established with a lush lawn, fig and olive trees, vibrant planting and multiple terraces for outdoor dining and entertaining. A covered seating area extends from the kitchen, with additional patio spaces and a charming summerhouse with power and light as well as a greenhouse. The garden's upkeep is enhanced by a Husqvarna robot lawnmower system.

Adding further appeal is the superb one-bedroom self-contained annex, constructed to full building regulations using modern, energy-efficient materials and powered entirely by solar energy. This beautifully appointed space offers a generous lounge/dining area with modern kitchen, a separate double bedroom and a large en-suite shower room—ideal for guests or multiple use.

GROUND FLOOR



1ST FLOOR



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