

Robert  
Luff & Co

Brighton Road, Worthing

Freehold - Asking Price £850,000



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TBC





We are delighted to offer this wonderful detached five-bedroom family home, ideally situated in a sought-after Worthing seafront location. Just a stone's throw from the beach, the property enjoys sea views and is within easy reach of town centre shops, Splashpoint Leisure Centre, schools, bus routes, and the mainline station, with excellent access to the A27 and A24.

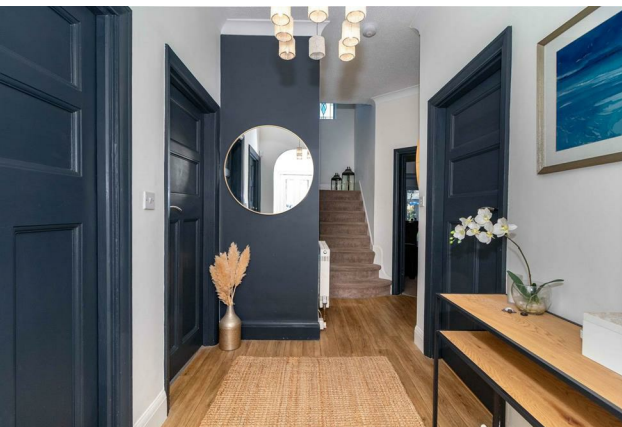
This versatile family home provides spacious and flexible accommodation across three floors. The ground floor comprises an entrance hall, a modern open-plan kitchen/living room with integrated appliances which flows seamlessly into a formal dining area with doors opening out to the garden. The ground floor also features a utility room, a downstairs shower room, an office/study, and a versatile bedroom or additional reception room.

Upstairs, the first floor offers three bedrooms and a family bathroom. The main bedroom is particularly impressive, featuring a bay window and access to a stunning south-facing balcony, with far-reaching views stretching out to sea, giving the room a suite-like feel. The top floor includes a further bedroom with an en-suite bathroom, providing additional privacy.

Externally, the beautifully landscaped rear garden comprises an attractive patio, shingle and lawn areas, a gazebo, a summer house, and a hot tub, offering an ideal environment for outdoor entertaining or relaxing in the sun. Off-road parking is plentiful with an in-and-out driveway, providing convenience for multiple vehicles.

## Key Features

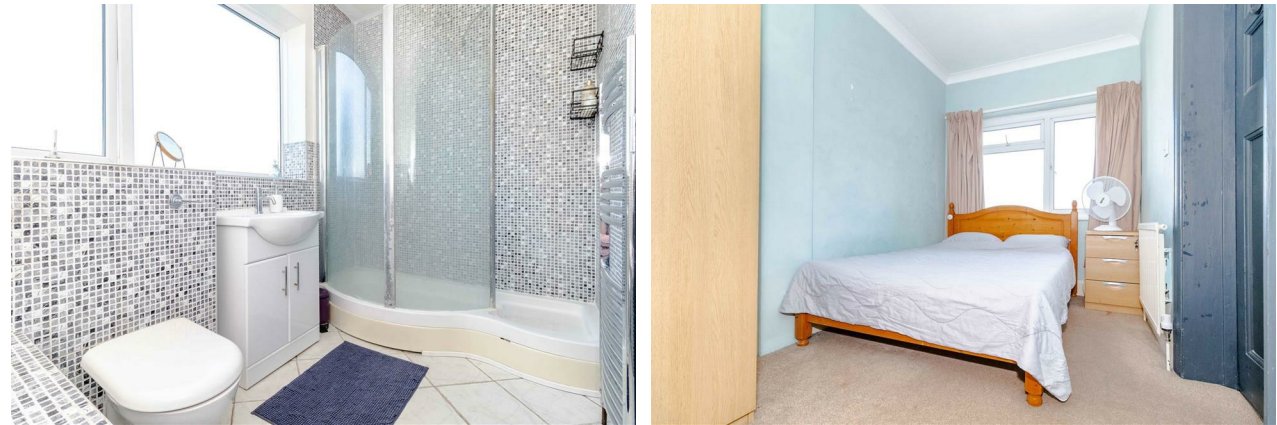
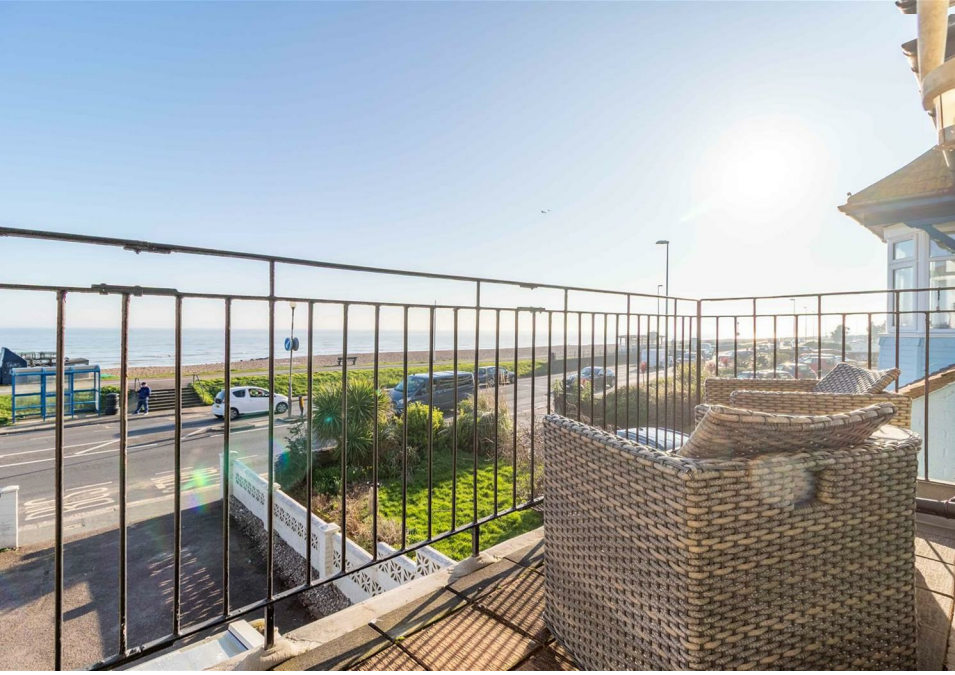
- Detached family home with sea views
- Sought-after Worthing seafront location, close to the beach
- Spacious open-plan kitchen/living room and formal dining room
- Lounge and versatile ground-floor bedroom or reception room
- Ground floor shower room and office/study
- Three bedrooms on the first floor with a family bathroom & top-floor bedroom with en-suite bathroom
- Main bedroom with bay window and south-facing balcony with far-reaching views out to sea
- Landscaped rear garden with patio, shingle and lawn, gazebo, summer house, and hot tub
- Ample off-road parking with in-and-out driveway
- Council Tax Band E | EPC Rating TBC



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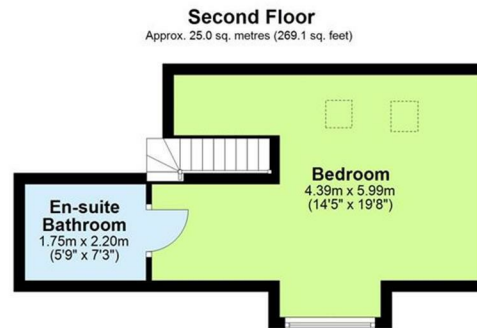
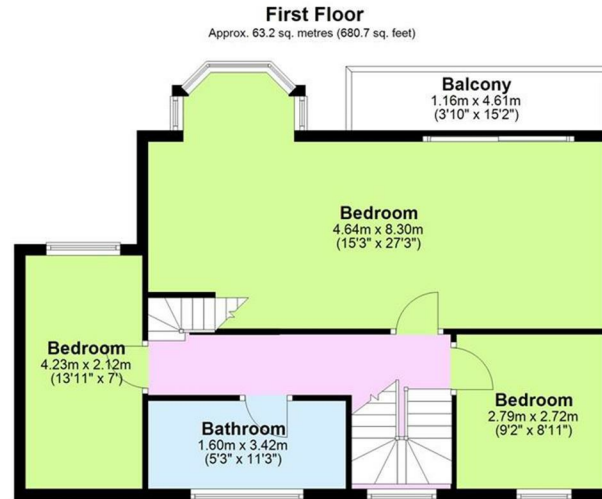
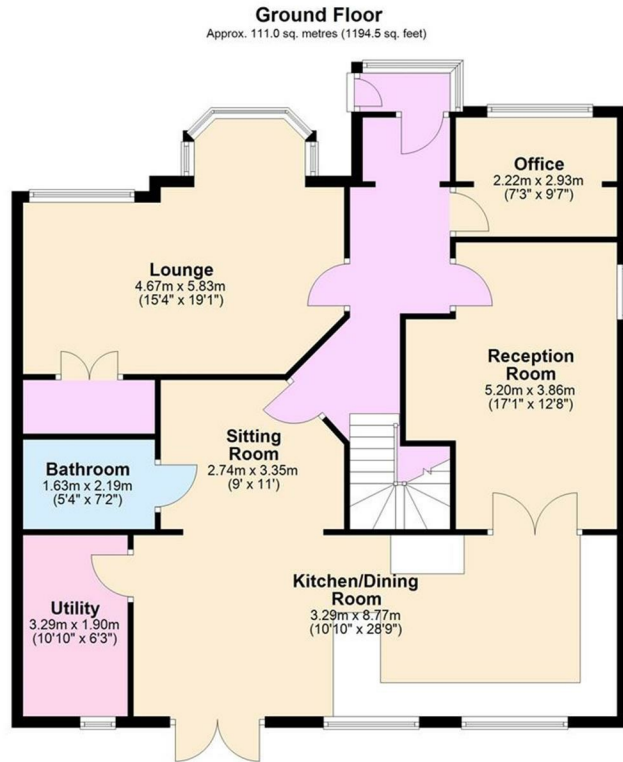


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# Floor Plan Brighton Road



Total area: approx. 199.2 sq. metres (2144.3 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			England & Wales		
EU Directive 2002/91/EC			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 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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