



Crockhurst Hill Worthing

- Beautiful Detached Family Home
- Two Bedroom Annexe
- Amazing South Facing Rear Garden
- Superb Layout
- EPC Energy Rating (53) E

**Offers In Excess Of
£490,000
Freehold**

Sales

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Crockhurst Hill, Worthing

This family house is impressive and must be viewed as it is so unusual! If you are looking for value for money this house offers superb accommodation, ideal for the growing family. Situated close to Findon Valley's shopping parade with its variety of shops you won't go short of anything.

The house itself has been lovingly maintained by the present owners. The layout certainly allows for family's to easily spread themselves out. So if you are looking for a home that can cater for different generations, there is certainly the space here. The sociable arrangement of rooms also means that hosting parties with large groups of friends and family will be no problem at all.

Cook up a storm in the kitchen or retreat to the lounge where you can relax and unwind. There is so much room in this

house that you could easily find your own space if needed and then come together as a family in one of the generous size rooms.

The separate annex is another property within itself and this makes the house so special. On the ground floor you have a fantastic lounge which you can relax whilst gazing out onto the garden. The kitchen is a fantastic size where entertaining with friends and family means you will not miss out on those conversations.

When venturing upstairs you are greeted by three beautiful sized bedrooms and a lovely size shower room.

If work or pleasure takes you away from Sussex, the mainline station will see you in London in around 90 minutes.

Call now to arrange your viewing

Owners Opinion.....

OWNERS OPINION

This has been a lovely home and we will be sorry to leave. We have lived here for 21 years and over that time have updated everything throughout and redecorated. It has been perfect for our children to grow up in their own space and have the large garden to play in being so private.

The annex is self contained with its own lounge, bedrooms, kitchen and shower room, which makes it ideal for all generations of the family to live in and we have previously had it rented out. Our garden is scenic with lovely views over Worthing.

We are downsizing as our children have now left us in a family five bedroom home. We have been really happy here and hope the new owners will be too.



Accommodation

Entrance Hall

Lounge 16'11 x 13'6 (5.16m x 4.11m)

Kitchen 14'2 x 8'6 (4.32m x 2.59m)

Dining Room 12'5 x 10 (3.78m x 3.05m)

Cloakroom and Shower

Landing

Bedroom One 13'6 x 10'9 (4.11m x 3.28m)

Bedroom Two 12'7 x 10'01 (3.84m x 3.07m)

Bedroom Three 9'11 x 8'4 (3.02m x 2.54m)

Bathroom

Annex

Lounge 19'2 x 9'4 (5.84m x 2.84m)

Kitchen / Breakfast Area

Landing

Bedroom One 13'2 x 8 (4.01m x 2.44m)

Bedroom Two 9'4 x 7'4 (2.84m x 2.24m)

Shower Room

Outside

Front Garden

Off Road Parking

Rear Garden



Useful websites

www.landregistry.gov.uk
www.ukradon.org
www.adur-worthing.gov.uk
www.fensa.org.uk
www.gov.uk/green-deal-energy-saving-measures

If you would like any further information, please contact us in branch:

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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