



253 Brighton Road | | Worthing | BN11 2EY





253 Brighton Road | | Worthing | BN11 2EY

£759,950

\*\*\* £759,950 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS RARELY AVAILABLE DETACHED RESIDENCE. LOCATED DIRECTLY OPPOSITE WORTHING BEACH WITH STUNNING VIEWS OF THE ENGLISH CHANNEL. WORTHING TOWN CENTRE AND THE MAINLINE RAILWAY STATION ( LONDON-VICTORIA 83 MINUTES ) ARE WITHIN 1 MILE. THE PROPERTY BENEFITS FROM ENTRANCE PORCH, ENTRANCE HALL, SOUTH FACING DINING ROOM, LOUNGE, FAMILY ROOM, KITCHEN, BREAKFAST ROOM, GROUND FLOOR SHOWER ROOM, FIVE BEDROOMS, FAMILY SHOWER ROOM, SEPARATE CLOAK ROOM, FRONT PARKING FOR THREE CARS, INTEGRAL GARAGE, AND 63' REAR GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. VENDOR SUITED.

- ENTRANCE PORCH
- KITCHEN + BREAKFAST ROOM
- 63' REAR GARDEN

- ENTRANCE HALL
- FIVE BEDROOMS
- VENDOR SUITED

- LOUNGE + FAMILY ROOM
- FAMILY SHOWER ROOM + SEPARATE CLOAK ROOM

- SOUTH FACING DINING ROOM
- FRONT PARKING + INTEGRAL GARAG

Part double glazed front door leading to:

### ENTRANCE PORCH

6'5" x 3'8" (1.96 x 1.13)

Double glazed windows to the front having a favoured southerly aspect with views of Worthing beach and The English Channel, double glazed window to the side having an easterly aspect, tiled flooring.

Part frosted double glazed door off entrance porch to:

### ENTRANCE HALL

15'7" x 9'1" (4.77 x 2.77)

Being 'L' shaped, two frosted double glazed windows to the front, door giving access to under stairs storage cupboard housing electric trip switches, single panel radiator, exposed wood flooring.

Part glazed door off entrance hall to:

### LOUNGE

16'4",137'9" x 13'0" (5.42 x 3.97)

Double glazed window to the side having a westerly aspect, feature contemporary electric fireplace with stone surround and mantle, stone hearth, display shelving to both sides of the fireplace, built in double doored storage cupboard, glass display shelving over, two double panelled radiators.

Square opening off lounge to:

### FAMILY ROOM

13'4" x 7'8" (4.08 x 2.34)

Having a dual aspect, double glazed windows to the rear, double glazed windows and door to the side having a westerly aspect.

Twin part glazed doors with windows to both sides off lounge to:

### DINING ROOM

15'6" x 14'0" (4.74 x 4.27)

Into bay with double glazed windows to the front having a favoured southerly aspect with direct views of Worthing beach and The English Channel, double panelled radiator, range of built in drawers and storage cupboards, door giving access to the entrance hall.

Door off entrance hall to:

### BREAKFAST ROOM

10'9" x 8'1" (3.29 x 2.47)

Twin double glazed doors to the rear giving access to the rear garden, built in storage cupboard with shelving, storage cupboard under, wall mounted 'IDEAL' gas fired combination boiler to the side, further built in storage cupboard, drawers to the side, glass display cabinet over, single panel

radiator, exposed wood flooring, spot lighting.

Doorway off breakfast room to:

### KITCHEN

13'3" x 9'0" (4.04 x 2.76)

Comprising 1 1/4 bowl enamelled sink unit with contemporary style mixer tap, inset into wood work top with storage cupboard under, space and plumbing for washing machine to the side, tiled splash back, adjacent matching wood work top with inset four ring gas hob, 'BEKO' electric oven under, drawers and cupboard to the side, space for fridge to the side, tiled splash back, complimented by matching wall units over with under counter lighting, built in extractor hood, display shelving to the side, further adjacent matching wood work top, storage cupboards under, space and plumbing for washing machine to the side, tiled splash back, complimented by matching wall units over with under counter lighting, space for tall fridge freezer to the side, double panelled radiator, laminate wood flooring, double glazed windows to the rear, part frosted glazed door giving access to the side of the property, two sets of spot lights.

Door off entrance hall to:

### GROUND FLOOR SHOWER ROOM

Comprising low level wc, wall mounted wash hand basin with hot and cold taps, tiled splash back, heated hand towel rail, laminate wood flooring, step in fully tiled shower cubicle with independent wall mounted 'MIRA' shower unit, separate shower attachment, frosted double glazed windows, sliding shower door.

Stairs with hand rail up from entrance hall to:

### LANDING

Door giving access to airing cupboard housing pre-lagged copper cylinder hot water tank, slatted shelving over, storage cupboard under, access to loft storage space.

Door off landing to:

### BEDROOM 1

16'7 x 13'11 (5.05m x 4.24m)

Into bay with double glazed windows to the front, having a favoured southerly aspect with direct views of Worthing beach and The English Channel and along the coast to Brighton, full width window seat, double panelled radiator, built in double doored wardrobe with hanging space, built in single door storage cupboard to the side with shelving.

Door off landing to:

### BEDROOM 2

13'9 x 12'9 (4.19m x 3.89m)

Double glazed windows to the rear, double panelled radiator, two built in wardrobes with hanging and shelving space, door giving access to storage cupboard with shelving, wall mounted wash

hand basin with hot and cold taps, tiled splash back.

Door off landing to:

### BEDROOM 3

11'10" x 8'10" (3.62 x 2.71)

Double glazed window to the side having a westerly aspect, double panelled radiator, built in sliding double doored wardrobe with hanging and shelving space, double doored storage cupboard, built in dressing table with two drawers under, double doored storage cupboard to the side.

Square opening off bedroom 3 to:

### SUN ROOM

9'10" x 3'9" (3 x 1.16)

Into square bay with double glazed windows to the front having a favoured southerly aspect, having direct views of Worthing beach and The English Channel and along the coast to Brighton.

Door off landing to:

### BEDROOM 5

11'7 x 6'10 (3.53m x 2.08m)

Into square bay with double glazed windows to the front having a favoured southerly aspect with direct views of Worthing beach and The English Channel and along the coast to Brighton, single panel radiator, picture rail.

Door off landing to:

### BEDROOM 4

9'3 x 9' (2.82m x 2.74m)

Having a dual aspect, double glazed windows to the rear, double glazed window to the side having a westerly aspect, double panelled radiator, built in wardrobe with hanging and shelving space, two drawers under, built in range of four drawers to the side, pedestal wash hand basin with hot and cold taps ( not connected ), picture rail.

Door off landing to:

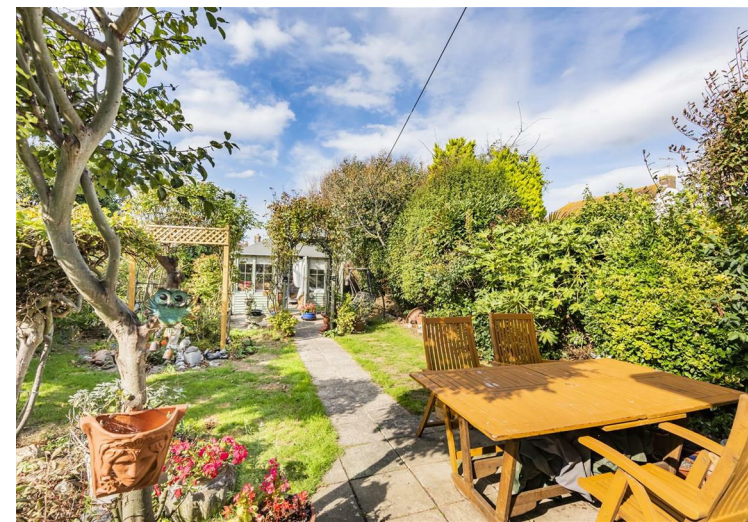
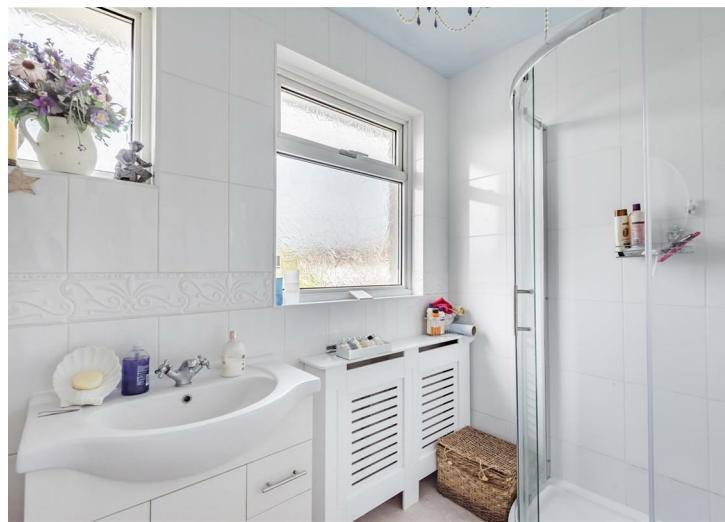
### BATHROOM

Being fully tiled, comprising vanity unit with enamelled sink unit with contemporary style mixer tap, two drawers under, three storage cupboards, single panel radiator with radiator cover, heated hand towel rail, frosted double glazed windows, vinyl flooring, step in fully tiled shower cubicle with built in shower and separate shower attachment, sliding shower screen.

Door off landing to:

### SEPARATE CLOAK ROOM

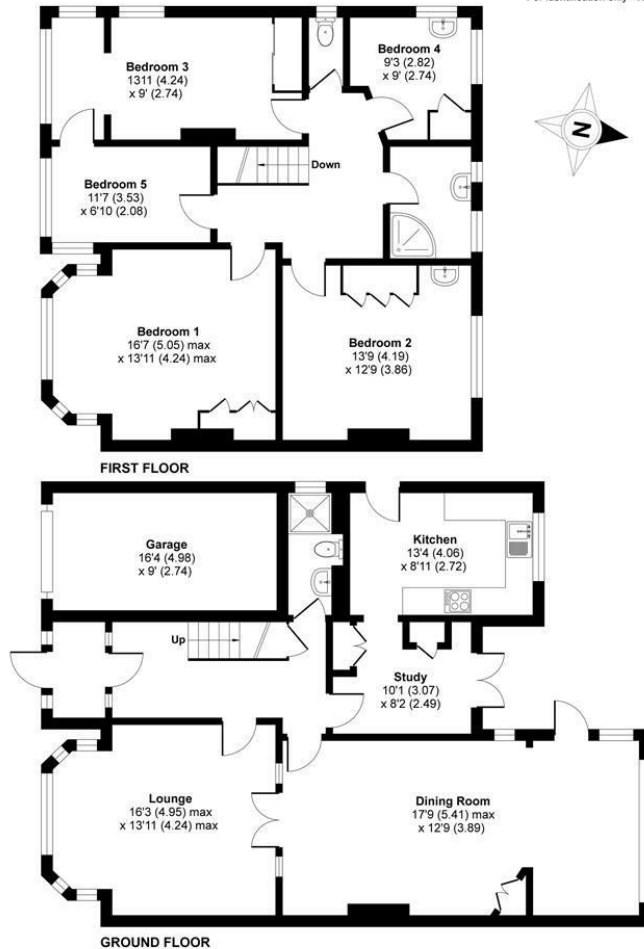
Comprising low level wc, frosted double glazed window, vinyl flooring.



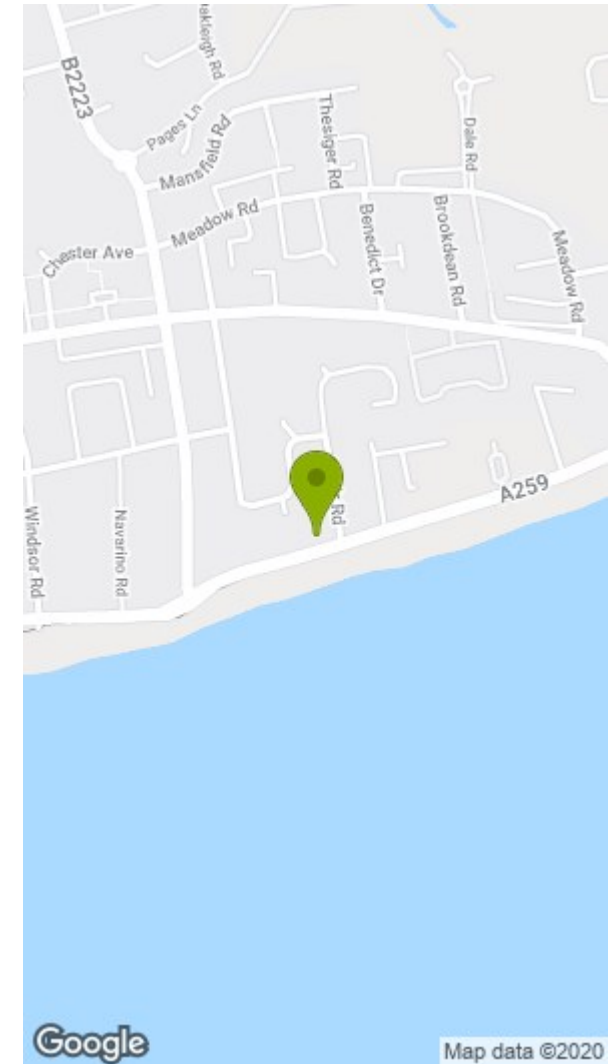
## Brighton Road, Worthing, BN11

Approximate Area = 2015 sq ft / 187 sq m (includes garage)

For identification only - Not to scale



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020.  
 Produced for Warwick Baker Estate Agent Ltd. REF: 643785



### Disclaimer

\* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

\* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

\* All measurements are approximate

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) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	81	England & Wales	EU Directive 2002/91/EC	75
		68			60