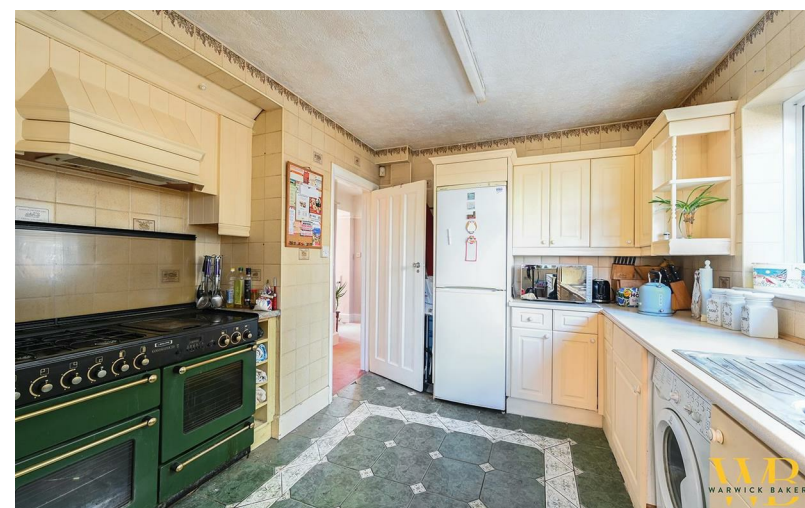




319 Brighton Road | | Worthing | BN11 2HL





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£649,950

\*\*\* £649,950 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS DETACHED HOUSE WITH DIRECT VIEWS OF WORTHING BEACH AND THE ENGLISH CHANNEL THROUGHOUT. THE HOUSE BENEFITS FROM ENTRANCE VESTIBULE, ENTRANCE HALL, FOUR BEDROOMS, STUDY/BEDROOM 5, 17' SOUTH FACING LOUNGE, SUN ROOM, 14' DINING ROOM, KITCHEN AND UTILITY AREA, GROUND FLOOR CLOAKROOM, FAMILY BATHROOM, TWO ENCLOSED BALCONIES, 66' FRONT GARDEN, 26' REAR PATIO GARDEN, OFF ROAD PARKING FOR FOUR CARS AND GARAGE. INTERNAL VIEWING ESSENTIAL VIA THE VENDORS SOLE AGENT. VENDOR SUITED.

- FOUR BEDROOMS
- STUDY/BEDROOM 5
- 17' SOUTH FACING LOUNGE
- 14' DINING ROOM
- KITCHEN + UTILITY AREA
- TWO ENCLOSED BALCONIES
- FAMILY BATHROOM
- 66' FRONT GARDEN
- 26' REAR PATIO GARDEN
- GARAGE + OFF ROAD PARKING

Part leaded frosted double glazed front door leading to:

### ENTRANCE VESTIBULE

7'1" in l (2.18 in length)

Archway with two stairs off entrance vestibule to:

### ENTRANCE HALL

11'6" x 8'11" (3.52 x 2.74)

Being 'T' shaped and split level, door giving access to under stairs storage cupboard, picture rail.

Original wood panelled door off entrance hall to:

### CLOAKROOM

Comprising low level we, wall mounted wash hand basin with hot and cold taps, display shelving to the side, leaded frosted double glazed window.

Original wood panelled door off entrance hall to:

### LOUNGE

17'2" x 14'1" (5.24 x 4.30)

Having a triple aspect, leaded double glazed windows to the front having a favoured southerly aspect with direct views of Worthing Beach and The English Channel, leaded double glazed windows to the side having an easterly aspect with views of Worthing Beach and The English Channel, leaded double glazed windows to the side having a westerly aspect with views of Worthing Beach and The English Channel, feature Louis style fireplace with cast iron cradle and insert, slate heart, double panelled radiator.

Opening off lounge to:

### SUN ROOM

9'10" x 7'0" (3.00 x 2.15)

Three feature arched leaded double glazed windows to the side having an easterly aspect with views of Worthing Beach and The English Channel.

Original wood panelled door off entrance hall to:

### DINING ROOM

14'4" x 11'11" (4.39 x 3.64)

Into bay with leaded double glazed windows to the side having an easterly aspect, views of Worthing Beach and The English

Channel, single panel radiator, picture rail.

Door off dining room to:

### STUDY/BEDROOM 5

15'8" x 9'0" (4.78 x 2.76)

Leaded double glazed windows to the side having an easterly aspect, high level double doored storage cupboard housing electric trip switches and electric meter, further high level storage cupboard housing gas meter, door giving access to the rear garden, parquet flooring.

Original wood panelled door off entrance hall to:

### KITCHEN

10'4" x 8'10" (3.15 x 2.70)

Being fully tiled, comprising 1 1/4 bowl stainless steel sink unit with mixer tap inset into worktop with range of drawers and cupboards under, tray space to the side, space and plumbing for washing machine to the side, complimented by matching wall units over, end display shelving, matching adjacent worktop with drawer and cupboard under, complimented by matching wall units over, space for tall fridge/freezer to the side, 'RANGEMASTER 110' with five ring gas hob and double gas ovens under, display wine racks to either side, complimented by matching wall units over with integrated extractor hood, leaded double glazed windows to the side having a westerly aspect.

Opening off kitchen to:

### UTILITY ROOM

8'2" x 6'3" (2.50 x 1.93)

Being fully tiled, comprising worktop with range of drawers and cupboards under, complimented by glass display cabinets over, 'IDEAL' gas fired combination boiler to the side, further matching adjacent worktop with range of drawers under, space for tumble dryer to the side, complimented by matching wall units over with under counter lighting, two glass display cabinets, larder style storage cupboard to the side with shelving, leaded double glazed windows to the rear, part leaded double glazed door to the side passageway, tiled flooring.

Turning staircase with bannister up from entrance hall to:

### HALF LANDING

Leaded double glazed windows to the side having a westerly

aspect with views of Worthing Beach and The English Channel, single panel radiator.

Stairs up from half landing to:

### LANDING

Picture rail, access to loft storage space.

Original wood panelled door off landing to:

### BEDROOM 1

13'11" x 12'4" (4.26 x 3.78)

Double glazed windows to the front having a favoured southerly aspect with views of Worthing Beach and The English Channel, two built in double mirrored doored wardrobes with hanging and shelving space, single mirrored door wardrobe with and shelving, further built in bedroom furniture around the bed are comprising two single door wardrobes with hanging and shelving space, two three drawer bedside cabinets with glass display shelving over, three double door storage cupboards over, double panelled radiator.

Twin double glazed French doors off bedroom 1 to:

### ENCLOSED BALCONY 1

14'5" x 4'1" (4.40 x 1.27)

Range of double glazed windows to the front having a favoured southerly aspect with views of Worthing Beach and The English Channel, double glazed windows to the side having a westerly aspect with views of Worthing Beach and The English Channel.

Opening off balcony 1 to:

### BALCONY 2

17'0" x 6'6" (5.20 x 2.00)

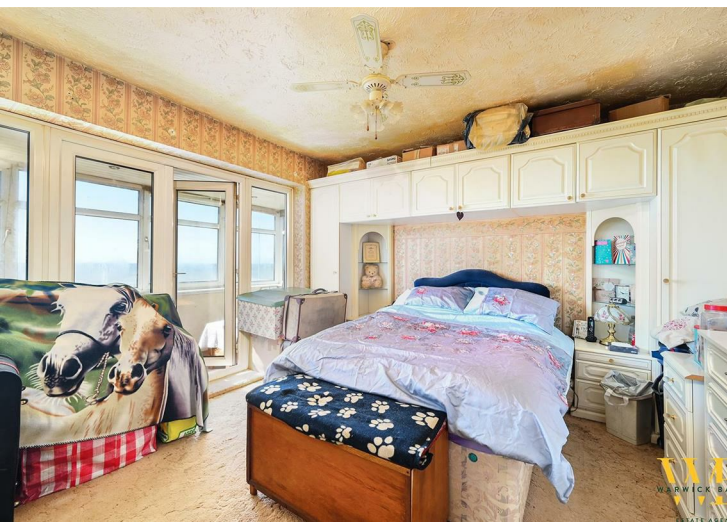
Double glazed windows to the side having an easterly aspect with views of Worthing Beach and The English Channel and along the coast to Brighton, part glazed door giving access to the landing.

Original wood panelled door off landing to:

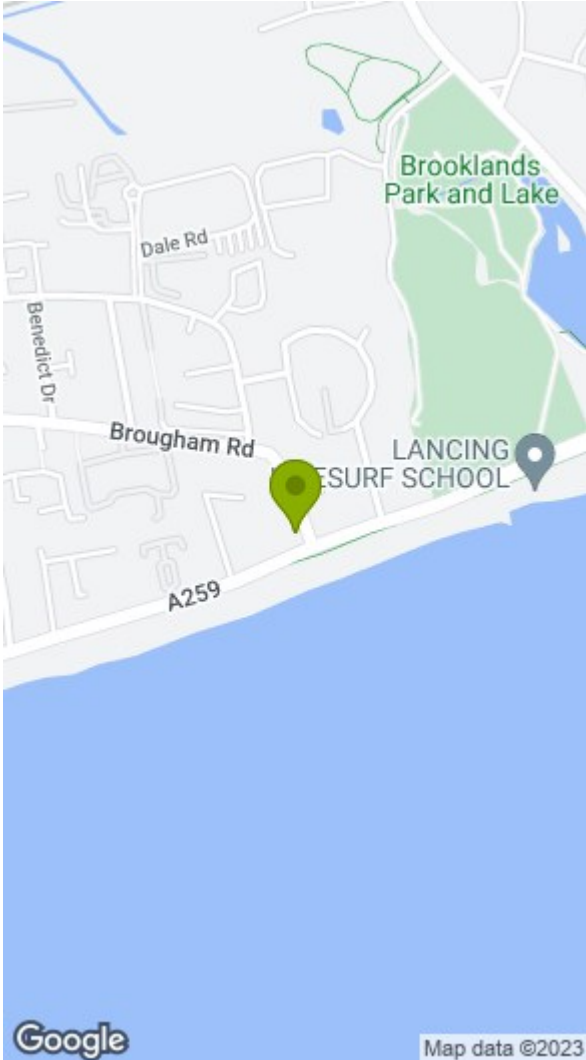
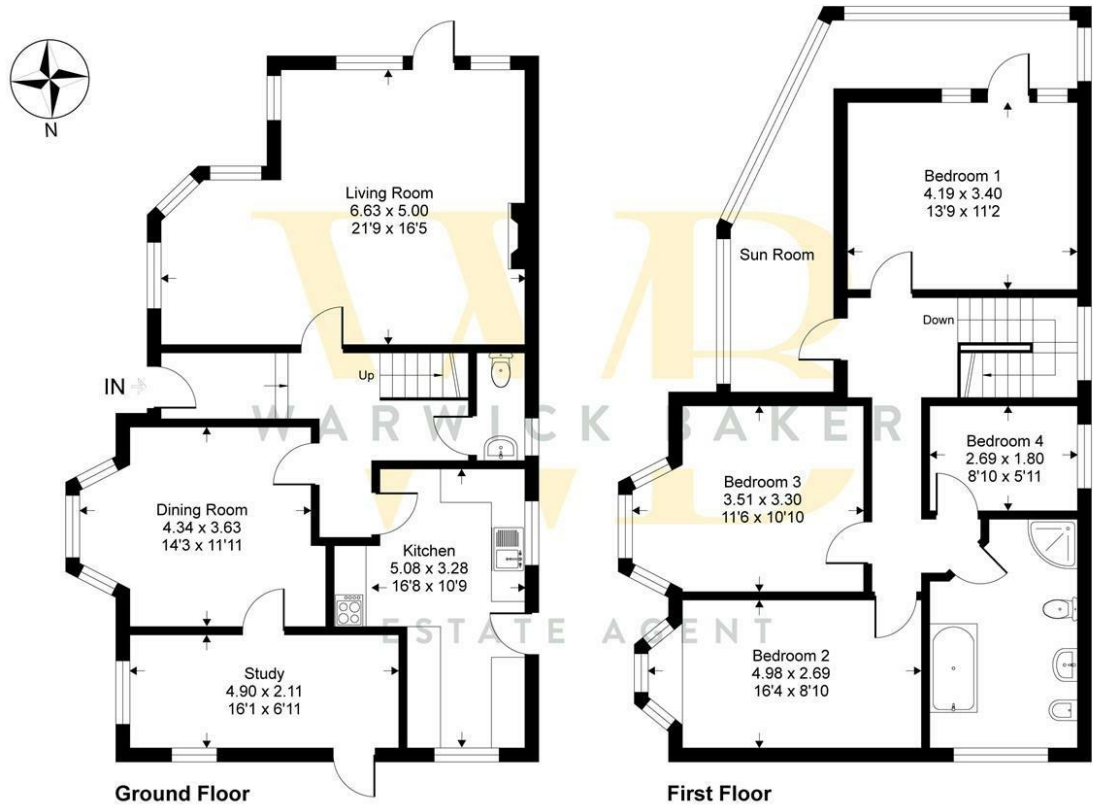
### BEDROOM 3

11'5" x 10'9" (3.50 x 3.30)

Into bay with leaded double glazed windows to the side having



**Brighton Road, BN11**  
 Approximate Gross Internal Area = 168 sq m / 1810 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
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**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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC