Robert Luff & Co

Hayling Rise, Worthing

Freehold - Asking Price £850,000

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We are delighted to offer this impressive four bedroom detached family home, offering spacious and versatile accommodation throughout. The property benefits from three generous reception rooms, a spacious kitchen/breakfast room, separate utility room, ground floor cloakroom, principal bedroom with en-suite shower room and a family bathroom. Further benefits include an integral garage, extensive off road parking and a beautifully landscaped, secluded west facing rear garden.

Key Features

- Impressive Four Bedroom Detached Family Home
- Three Spacious and Versatile Reception Rooms
- Double Aspect Bay Fronted Living Room
- Generous Kitchen/Breakfast Room
- Separate Utility Room and Ground Floor Cloakroom
- Principal Bedroom with En-Suite Shower Room
- Family Bathroom
- Beautifully Landscaped, Secluded West Facing Rear Garden
- Integral Garage and Extensive Off Road Parking
- Council Tax Band F | EPC Rating D

The accommodation comprises a welcoming entrance hall with useful understairs storage, a spacious double aspect bay fronted living room with feature open fireplace and a separate formal dining room with original picture rails, feature fireplace and patio doors opening onto the rear garden. The generously proportioned kitchen/breakfast room offers a range of fitted units, integrated appliances and ample space for a breakfast table, with pleasant views over the garden. There is also a separate utility room, ground floor cloakroom and a versatile third reception room, currently used as a gym but equally suitable as a home office, playroom or snug.

On the first floor are four well proportioned bedrooms, including an impressive double aspect principal bedroom with bay window and en-suite shower room. The remaining bedrooms are served by a family bathroom fitted with a P-shaped bath, wash hand basin, WC and bidet.

Outside, the property benefits from an extensive shingle driveway providing off road parking for several vehicles and access to the integral garage, which also benefits from internal access, power and lighting. The beautifully landscaped west facing rear garden is a particular feature of the property, offering an excellent degree of privacy with a generous paved patio, lawned area, established planted borders and a raised decked seating area, ideal for outdoor dining and entertaining whilst enjoying the afternoon and evening sunshine.

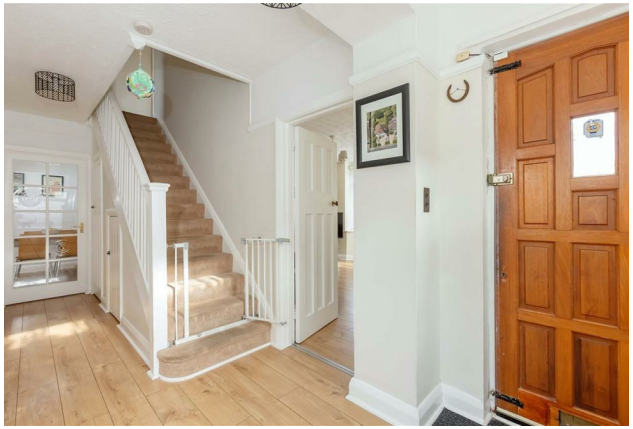
Further benefits include double glazing, gas central heating and attractive original features throughout.











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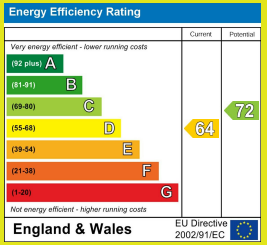
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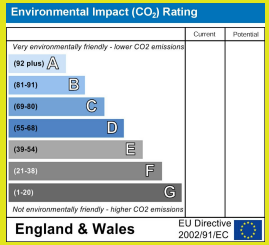
Floor Plan Hayling Rise



Total area: approx. 184.0 sq. metres (1980.2 sq. feet)







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 accuracy and your solicitor 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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