Robert Luff & Co

Brougham Road, Worthing

Freehold - Price £700,000

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B





We are pleased to offer this recently refurbished and extensively extended four-bedroom end-of-terrace house and a substantial detached annexe to the rear. Both properties have been finished to an exceptional standard throughout and providing generous, versatile accommodation, a landscaped garden, and excellent parking arrangements.

Key Features

- Recently reconstructed and fully modernised throughout
- Four double bedrooms including a principal suite with en-suite
- Stunning open-plan kitchen with island and herringbone flooring
- Full-width rear extension with bi-folding doors to garden
- Landscaped rear garden with underground water tank and pump
- Substantial detached two-bedroom annexe with flexible use
- Single garage with power and light, accessed from the rear, with potential to reinstate an additional single garage by converting the adjoining room
- Two private off-street parking spaces to the front
- Chain-free sale offering exceptional space and versatility
- EPC Rating for House: B | EPC Rating for Annex: C | Council Tax Band C

This beautifully improved four-bedroom end-of-terrace home offers an impressive amount of space and a superb layout ideal for modern family living. The ground floor features an attractive open-plan arrangement with lounge and dining areas flowing seamlessly into a stunning fitted kitchen complete with a central island. A full-width rear extension enhances the living space further, complemented by stylish herringbone flooring and a convenient downstairs cloakroom.

The first floor comprises three generous double bedrooms served by a spacious and contemporary family bathroom. The top floor provides an impressive principal bedroom with en-suite facilities and distant Downland views. Throughout the property, all elements have been comprehensively upgraded, including wiring, plumbing, plastering, anthracite double glazing and gas-fired central heating.

Externally, the rear garden has been thoughtfully landscaped and benefits from a 4,000-litre underground water tank with pump, ideal during hosepipe restrictions, while bi-folding doors connect the interior beautifully with the outdoor space. To the front, there is private parking for two vehicles.

A standout feature is the substantial detached annexe, offering outstanding flexibility for extended family living, guest accommodation or potential investment use. The annexe includes an entrance porch, open-plan lounge and kitchen with a fitted kitchen and island, utility cupboard, shower room and an additional insulated room suitable for a study, third bedroom or conversion back to a garage. Upstairs are two well-proportioned double rooms, a WC and a landing area ideal for home working. A separate single garage with power and light is accessed via the residents' rear access. Offered chain-free, this is a rare and highly versatile opportunity.

Main House











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Main House











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Annex











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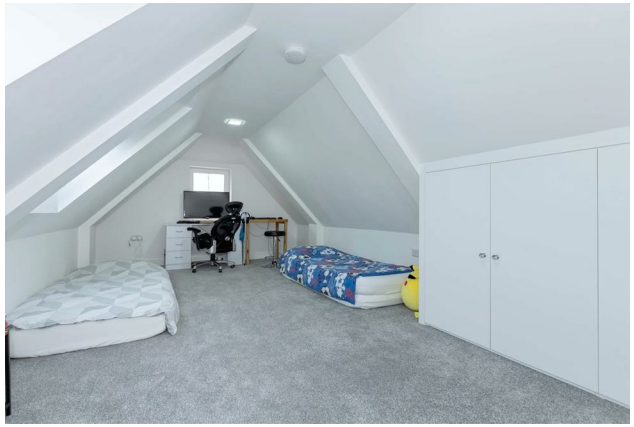
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Annex











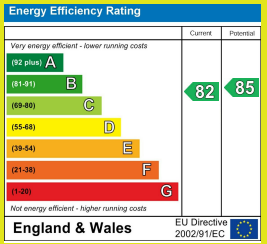
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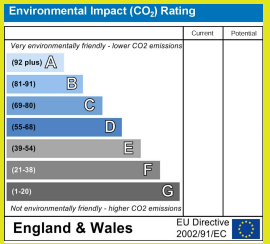
Floor Plan Brougham Road



Total area: approx. 260.6 sq. metres (2805.5 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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