Robert Luff & Co

# Albany Close, Worthing

Freehold - Guide Price £700,000

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## Description

***GUIDE PRICE - £700,000-£725,000***
We are pleased to offer for sale this detached mock Georgian family home, situated in a quiet cul-de-sac within approxiamtely 250-300 yards of Worthing seafront. Accommodation offers a good amount of space and versatility, with five bedrooms, a modern refitted kitchen, utility room, ground floor WC and a self-contained-style ground floor annex area incorporating living space, bedroom area and an en-suite shower room. Upstairs there are four bedrooms, master with an en-suite and a further family bathroom. Other benefits also include a West facing rear garden, a double garage with substantial off road parking for multiple vehicles and no forward chain.



## Key Features

- Five Bedroom Detached Mock Georgian Family Home
- Approximately 250-300 yards from Worthing seafront
- Self-Contained-Style Ground Floor Annex
- Large Pitched-Roof Conservatory
- Integral Double Garage & Extensive Off-Road Parking
- Quiet Cul-De-Sac Location
- Versatile Multigenerational Living
- Beautifully Refitted Kitchen with Black Quartz Worktops
- West Facing Rear Garden
- CHAIN FREE











Five-Bedroom Detached Mock Georgian Home Close to Worthing Seafront

Situated in a quiet cul-de-sac in Albany Close, just off the popular Goring Avenue district of Worthing, this impressive detached mock Georgian-style house is ideally positioned within approximately 250–300 yards of Worthing seafront.

The property offers spacious and versatile accommodation, making it particularly well suited to multigenerational living, with five bedrooms, a modern refitted kitchen, utility room, ground floor WC and a self-contained-style ground floor annex area incorporating living space, bedroom area and an en-suite shower room.

The main reception accommodation includes a comfortable lounge which opens directly onto the large pitched-roof conservatory, creating a bright and sociable space with views and access towards the garden. There is also a separate dining room, divided from the adjoining area by glazed doors, providing a more formal setting for entertaining and family meals.

At the heart of the home is the beautifully refitted kitchen, featuring attractive curved units, a striking black quartz worktop, double oven, induction hob and integrated dishwasher. A section of the worktop incorporates a useful breakfast bar, creating a practical and sociable space. The separate utility room provides plumbing for a washing machine and space for a tumble dryer.

The principal bedroom benefits from built-in wardrobes and an en-suite bathroom, while there are three further bedrooms on the first floor, together with a separate family bathroom featuring a bath.

Outside, the property enjoys a particularly attractive West-facing rear garden, featuring a large lawn, established mature shrubs and hedging, and a generous patio area which is ideal for entertaining and enjoying the afternoon and evening sunshine. The annex also benefits from its own patio area, accessed via opening French doors.

The property further benefits from an integral double garage and substantial off-road parking to the front for multiple vehicles. Subject to the necessary

consents and permissions, the garage could potentially offer scope for conversion into additional living accommodation or could be utilised for a variety of other purposes.

Tucked away in this peaceful cul-de-sac yet exceptionally convenient for the seafront, this substantial and versatile family home combines generous accommodation with an enviable coastal location.

The property is offered for sale chain free.




















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# Floor Plan Albany Close



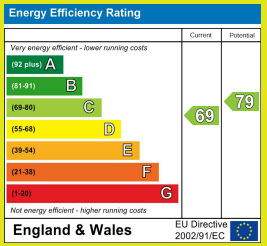

Approximate Gross Internal Area (Excluding Garage) = 169.01 sq m / 1819.20 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

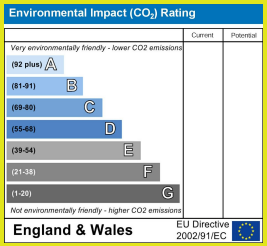
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