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Description

We are delighted to present this stunning six bedroom detached home, ideally located in the sought-after Heene district of Worthing, just yards from the seafront and promenade. The property enjoys easy access to the town centre, beach, restaurants, parks, bus routes, and the mainline station.

The spacious ground floor features a grand entrance hall, elegant lounge, sun room, kitchen/breakfast room with spacious dining area, utility room, boiler room, and a convenient downstairs WC. Arranged over two upper floors are six generously sized double bedrooms, including two with en suite facilities, along with a well appointed family bathroom.

Outside, the home is surrounded by a beautifully secluded wraparound garden with sunny south and west facing aspects. Additional benefits include off road parking and a garage.

Key Features

- Stunning Detached Home
- Kitchen/Breakfast Room
- Two En Suite Bathrooms
- South & West Aspect Wrap Around Garden
- Garage
- Six Double Bedrooms
- Sun Room
- Downstairs WC
- Driveway
- Council Tax Band F



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Composite leaded light stained glass door to:

Grand Hallway

Leaded light double glazed window with fitted shutters, wood effect flooring, radiator, under stairs storage cupboards, wall mounted Hive central heating thermostat, coving and picture rail.

Lounge

5.95 (into bay) x 4.12 (19'6" (into bay) x 13'6")

Leaded light double glazed bay window with attractive shutters, two radiators, tv point, telephone point, wood effect flooring, attractive wooden fire surround with brick insert and hearth with an open grate, decorative coving and picture rail, double opening leaded light french doors leading into a:

Sun Room

4.88 x 2.21 (16'0" x 7'3")

Two radiators, double glazed windows with view of rear garden and double opening french doors to the garden.

Attractive arch topped leaded light door to:

Dining Room

5.54 (max into bay) x 4.41 (max into recess) (18'2" (max into bay) x 14'5" (max into recess))

Double glazed leaded light bay window with view of the garden, leaded light window to side with shutters, radiator, attractive stripped wood fire surround with cast iron fireplace with tiled insert and granite hearth, coving, picture rail, period archway through to a:

Kitchen/Breakfast Area

4.75 x 4.26 (max) (15'7" x 13'11" (max))

Recently refitted two tone Shaker style kitchen with white and blue fronted wall and base units, attractive marble working surfaces incorporating a contemporary style sink with flexible mixer tap and integrated halogen AEG hob with extractor fan over, integrated AEG microwave oven and a double oven, space for American style fridge/freezer, integrated bin

drawer, attractive breakfast bar area with seating and pan drawers, downlighters, coving, radiator, space for wine fridge, pantry cupboard with shelves and laid wood effect flooring. Door through to:

Utility Room

Space and plumbing for washing machine, base and wall units, working top, metro style tile brick splashback, frosted double glazed window, throughway to:

Boiler Room

Wall mounted Worcester boiler with expansion tank, further large water tank and water softener.

Outer Lobby Area

Tiled floor, stripped wood door to WC and another stripped wood glazed door to rear garden.

Downstairs WC

Low flush WC, tiled floor, radiator, basin with tiled splashbacks, downlighters and double glazed frosted window.

Grand turn staircase with period large balustrade to:

First Floor Landing

L-shaped landing with leaded light stained glass window and storage cupboard.

Principal Bedroom

5.45 (max into bay) x 4.84 (17'10" (max into bay) x 15'10")

Dual aspect leaded light double glazed windows with shutters with view of garden, easy access eaves storage cupboards, laid wood effect flooring, radiator, further storage cupboard with shelves and door to:

En Suite Bathroom

Attractive free standing bath with mixer tap and separate shower attachment, large walk-in shower cubicle with glass screens, period style shower with rainfall head and separate attachment, contemporary basin set on a vanity unit with drawers and matching storage cupboard, period style radiator with built in

hand rail, attractive marble effect tiled floor and walls, low flush WC, downlighters and coving.

Bedroom Two

5.55 x 4.38 (18'2" x 14'4")

Radiator, dual aspect double glazed windows (one to the side with westerly aspect and one with a view of the garden) with shutters, storage cupboards and further easy access eave cupboard, corner shelving, coving, picture rail and wood effect flooring.

Bedroom Three

3.12 x 2.69 (10'2" x 8'9")

Radiator, laid wood effect flooring, leaded light double glazed windows with shutters, range of fitted wardrobes with storage over and hanging and dressing table area.

Bedroom Four

3.18 x 3.01 (10'5" x 9'10")

Radiator, wood effect flooring, recess shelving and westerly aspect leaded light double glazed window with shutters.

Family Bathroom

Panel enclosed bath with fitted shower and shower screen, pedestal basin with taps, low flush WC, frosted double glazed windows, radiator, tiled floor, downlighters. cupboard with hanging and further cupboard with slatted shelves

Stairs from first floor landing to:

Second Floor Landing

With laid wood effect flooring and Velux window with a blind.

Bedroom Five

5.55 (max) x 4.60 (max) (18'2" (max) x 15'1" (max))

Three Velux windows with blinds with westerly, southerly and easterly views, wood effect flooring, radiator, eaves storage cupboard. Door to:

En Suite

Fitted shower cubicle with glass screen,

fitted shower, pedestal basin and mixer tap, eaves storage access, radiator, low flush WC and tiled floor

Bedroom Six

3.33 x 2.85 (10'11" x 9'4")

Dual aspect Velux windows with blinds, radiator, eaves storage access and radiator.

Outside

Wrap Around Gardens

Secluded with attractive contemporary fencing and walls and includes a large lawn, mature trees and shrubs, a patio area, and a pond, all with a southerly aspect. The side garden faces west and features an additional lawn and paved patio. There is also a separate garden area with more lawn and patio space, a brick-built storage unit, and a gate providing access to the front.

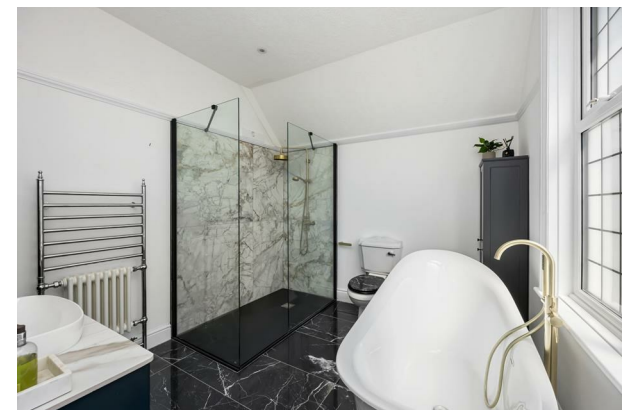
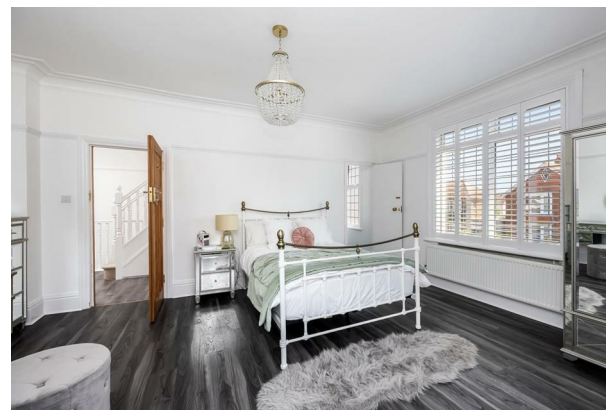
Driveway

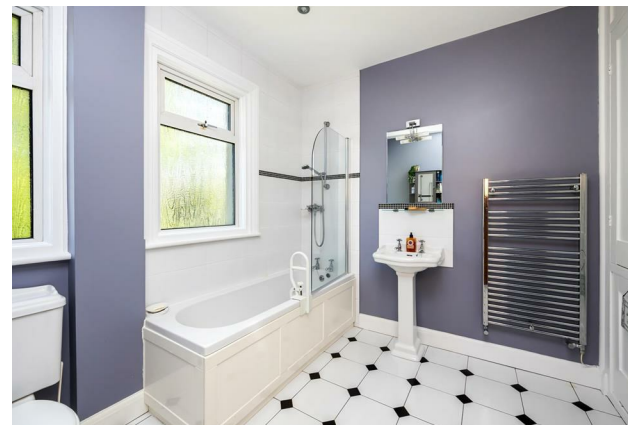
Attractive slate effect tiled drive to garage and further car hard standing area.

Garage

5.79 x 3.05 (18'11" x 10'0")

With pitch roof and double opening period style doors, power and light, a tap and leaded light windows to side.

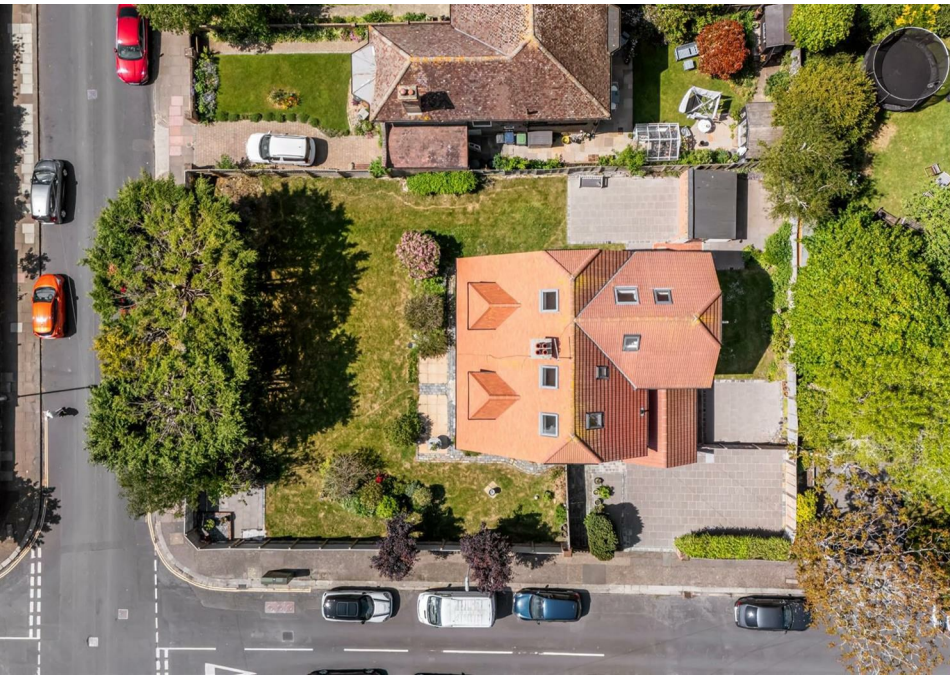




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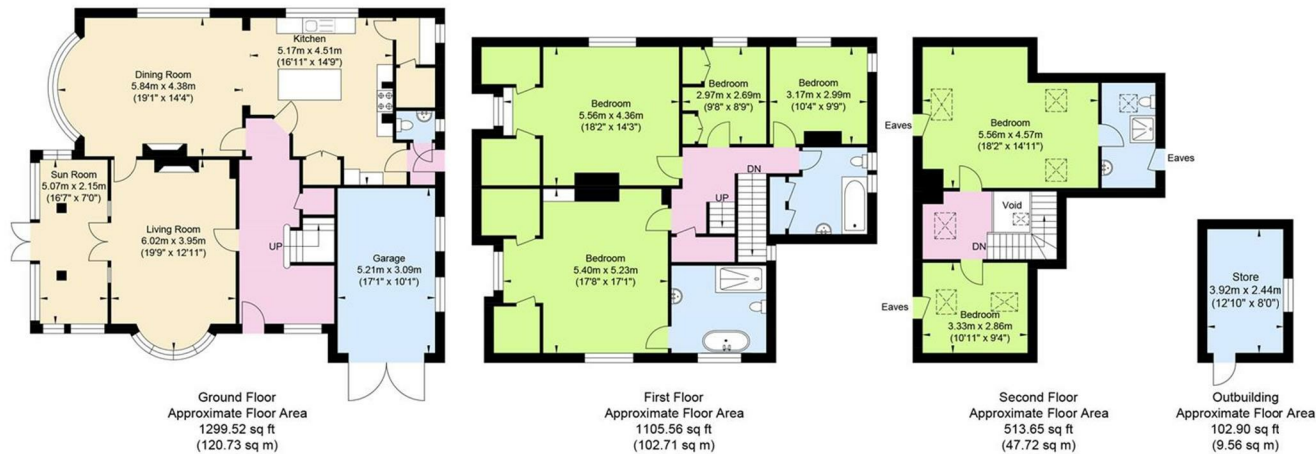
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Floor Plan St. Valerie Road

Valerie Road



Approximate Gross Internal (Including Garage & Excluding Outbuilding) Area = 271.16 sq m / 2918.74 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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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