



6



2



3



D



Description

We are delighted to offer to the market this beautifully redesigned and fully refurbished extended family home ideally situated on the foreshore, enjoying stunning views out to sea across Worthing pier and over to Brighton with town centre shops, restaurants, schools, parks, bus routes and the mainline station all nearby. Versatile accommodation offers an entrance leading into an entrance hallway, a living room, ground floor office/bedroom six, a beautiful open-planned refitted kitchen/family/dining space with large bi-folding doors opening and looking out to the garden, a separate utility room, and a ground floor WC. Upstairs, over two floors, there's a principle master suite with separate dressing room and en-suite, four further bedrooms, a modern family bathroom, and a beautiful glass enclosed balcony. Other benefits include a block paved driveway to the front providing ample off-road parking, an attractive landscaped rear garden, and a feature log cabin. Viewings are a must!



Key Features

- Stunning Remodeled Family Home
- Separate Utility Room & Downstairs WC
- Bay-Fronted Living Room
- Five/Six Bedroom
- Ample Off-Road Parking
- Mater Suit With Dressing Room & En-Suite Bathroom
- Beautifully Refitted Kitchen/Family/Dining Room
- Luxury Refitted Bathroom
- Beautiful Well-Maintained Garden
- Beautiful Sea Views



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co



Part glazed composite door into:

Entrance Hallway

Frosted full length window. Built in show cupboard with shelving. Further built in cupboard with shelving housing boiler. Door opening into:

Living Room

Double glazed bay window to front enjoying stunning views over the beach and out to sea. Beautiful Karndean flooring throughout. Built in media station with decorative slated recess. Built in shelves and cupboards with flame effect glass fireplace. Stairs leading up. Door into:

Stunning Refitted Kitchen/Dining Room

Feature full width aluminium bi-folding doors overlooking and opening out onto the garden. Continuation of the Karndean flooring throughout. Stainless steel sink unit inset to marble worktops with bronze Quooker mixer tap and boiling tap. Matching range of wall and base units. Two built in eye level 'Bosch' ovens. Four ring 'Bosch' induction hob. Integrated fridge/freezer and dishwasher. Integrated microwave. Combi pull out larder style drawers. Marble top central island with extended breakfast bar with space for stools. Three designer wall mounted radiators. Built in understairs storage cupboard. Space for formal dining table and chairs. Beautiful feature fireplace with stone surround and hearth. Wall mounted TV point. Feature wood panelled walls. Skimmed ceiling with spotlights.

Utility Room

Double glazed frosted window to side aspect. Matching range of wall and base units. Roll top work surfaces with cupboard enclosed 'Worcester' boiler. Space and plumbing for washing machine and tumble dryer. Designer vertically mounted radiator. Skimmed ceiling with spotlights. Door into:

Ground Floor WC

Low level flush WC. Designer wash hand basin with mixer tap inset to vanity unit. Skimmed ceiling with spotlights.

Office

Double glazed frosted window to front enjoying beautiful sea views. TV point. Vertical radiator. Skimmed ceiling with spotlights.

First Floor Landing

Feature glass balustrade. Skimmed ceiling with spotlights. Full length bi-folds overlooking the beach and leading out to the balcony.

Balcony

Glass enclosed with ample space for table and chairs and enjoying beautiful uninterrupted beach and sea views.

Bedroom Two

Double glazed bay window to front enjoying beautiful views across the beach towards the bright east and over Worthing pier to the west. TV point. Designer vertical radiator. Space for wardrobes. Built in walk in closet. Skimmed ceiling with spotlights.

Bedroom Three

Double glazed window to rear. Designer vertical radiator. TV point. Space for wardrobes and bedside tables. Skimmed ceiling with spotlights.

Bedroom Four

Double glazed window to side and front aspect enjoying beautiful views out to sea. Vertical designer radiator. Range of fitted wardrobes with hanging space and shelving. Skimmed ceiling with spotlights.

Bedroom Five

Double glazed window to rear. TV point. Skimmed ceiling with spotlights.

Refitted Bathroom

Double glazed frosted window to rear. A beautiful oak effect Porcelain laid tiled floor. Panel enclosed bath with designer mixer tap. Mains shower and floating head with glass screen. His and Hers wash hand basin inset to marble work top with vanity space below. Wall mounted mirrors above. Low level flush WC. Heated matching towel rail. Fully tiled walls. Skimmed ceiling with spotlights.

Second Floor Landing

Double glazed velux windows to rear. Designer radiator. Glass balustrade. Built in cupboard with hanging space. Door into:

Bedroom One

Three double glazed windows to front

enjoying stunning views out to sea. Designer radiators. TV point. Feature bedside lights. Double glazed window to rear enjoying beautiful Downland views. Door into:

Dressing Room

Double glazed window to front. Range of fitted units providing hanging space and shelving with pull out drawers. Radiator. Skimmed ceiling with spotlights.

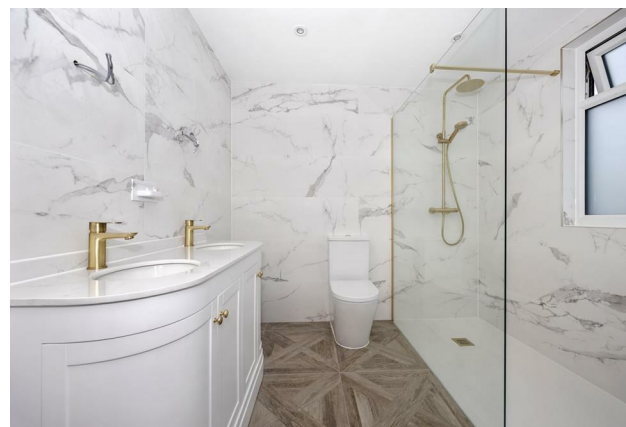
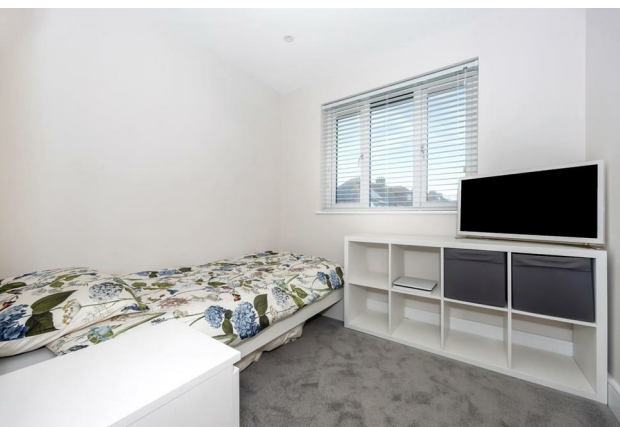
Rear Garden

Patio area off of the back of the house which is ideal for entertaining. the garden is mainly laid to lawn with a feature patio to the rear with a log cabin. There is also a gate for side access.

Agent Notes

Council Tax Band - E
EPC Rating - D





robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co



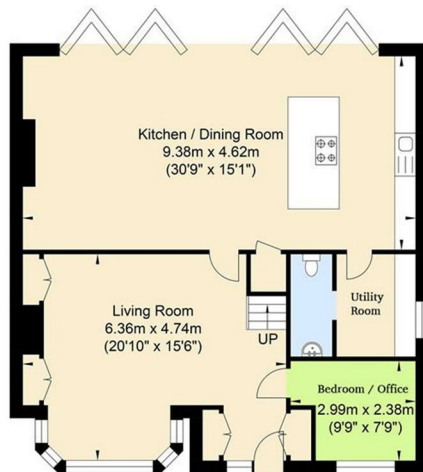
robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

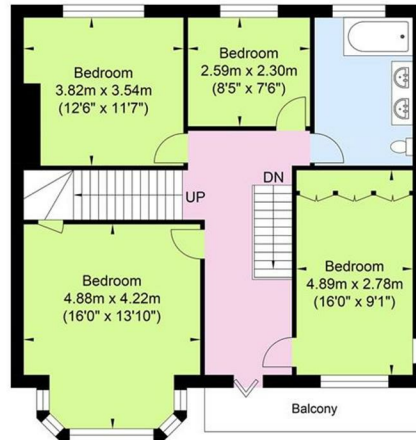
Robert
Luff & Co

Floor Plan Brighton Road

Brighton Road



Ground Floor
Approximate Floor Area
953.25 sq ft
(88.56 sq m)



First Floor
Approximate Floor Area
892.43 sq ft
(82.91 sq m)



Second Floor
Approximate Floor Area
647.66 sq ft
(60.17 sq m)



Approximate Gross Internal Area = 231.64 sq m / 2493.34 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			(92 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			England & Wales		
EU Directive 2002/91/EC			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.

robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

01903 331247 | info@robertluff.co.uk

Robert
Luff & Co