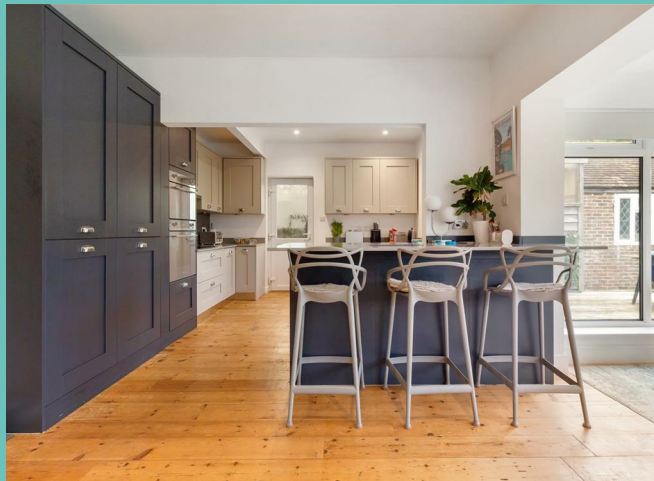




11 Pevensey Road, Worthing, BN11 5NP

Offers in excess of £900,000





# 11 Pevensey Road

, Worthing, BN11 5NP

- Substantial detached family home
- South facing rear garden
- Four good size double bedrooms
- Gas central heating
- Sole agents
- Favoured location
- Double garage
- Master bedroom with en-suite
- Double glazing
- Call now to view

A handsome double fronted four bedroom extended detached house situated in a favoured residential location.

In brief, the accommodation comprises solid front door into spacious entrance hall with ground floor, cloakroom, triple aspect lounge/diner with focal living flame fire and French doors opening onto the South facing rear garden. The modern fitted kitchen/breakfast room is L shaped with a further eating area and exposed wooden floor, with a range of integrated appliances, and a door giving access to the double garage.

There is a ground floor study, stairs leading to the first floor where we find four bedrooms, the master boasting an en suite, and a family bath and shower room. The loft has been boarded as a useful space and is approached via a pull down ladder.

Externally, the South facing garden is a particular feature of the property, being laid predominantly to lawn with area of decking, maturing borders, a garden room, summer house and play house. There is also a double garage. The front of the property has been arranged mainly to brick block paving, providing ample off-road parking with further areas of shingle and lawn enclosed by a brick wall.

Other benefits include gas central heating and double glazing, and in our opinion, internal viewing is considered essential to appreciate the overall size and condition of this superb family home.

Situated in Pevensey Road, the house is in an enviable location, being close to both the beach and the shops in Goring Way, along with regular buses serving the area. The nearest mainline railway station is West Worthing, which gives great links to most major towns and cities.

Please contact the vendor's sole agents to arrange a private viewing tour.





Solid front door into spacious entrance hall  
7'8 x 14'3 (2.34m x 4.34m)

Contemporary ground floor w/c

Triple aspect lounge with living focal fire  
22'10 x 12'0 (6.96m x 3.66m)

Luxury refitted L-shaped kitchen/diner/family room  
22'11 narrowing to 12'3 x 22'6 narrowing to 11'10 (6.99m  
narrowing to 3.73m x 6.86m narrowing to 3.61)

Ground floor study 7'9 x 7'2 (2.36m x 2.18m)

Stairs to first floor landing with access to loft

Bedroom one 16'6 x 12'5 (5.03m x 3.78m )

Contemporary en-suite shower room

Bedroom two 10'7 x 13'7 (3.23m x 4.14m)

Bedroom three 11'11 x 9'0 (3.63m x 2.74m)

Bedroom four 12'2 x 7'3 (3.71m x 2.21m)

Modern family bath & shower room  
8'8 x 8'9 (2.64m x 2.67m)

Ample off road parking

Double garage  
27'3 narrowing to 23'10 x 14'2 (8.31m narrowing to 7.26m  
x 4.32m )

Feature South facing rear garden

Garden room 11'7 x 9'3 (3.53m x 2.82m)

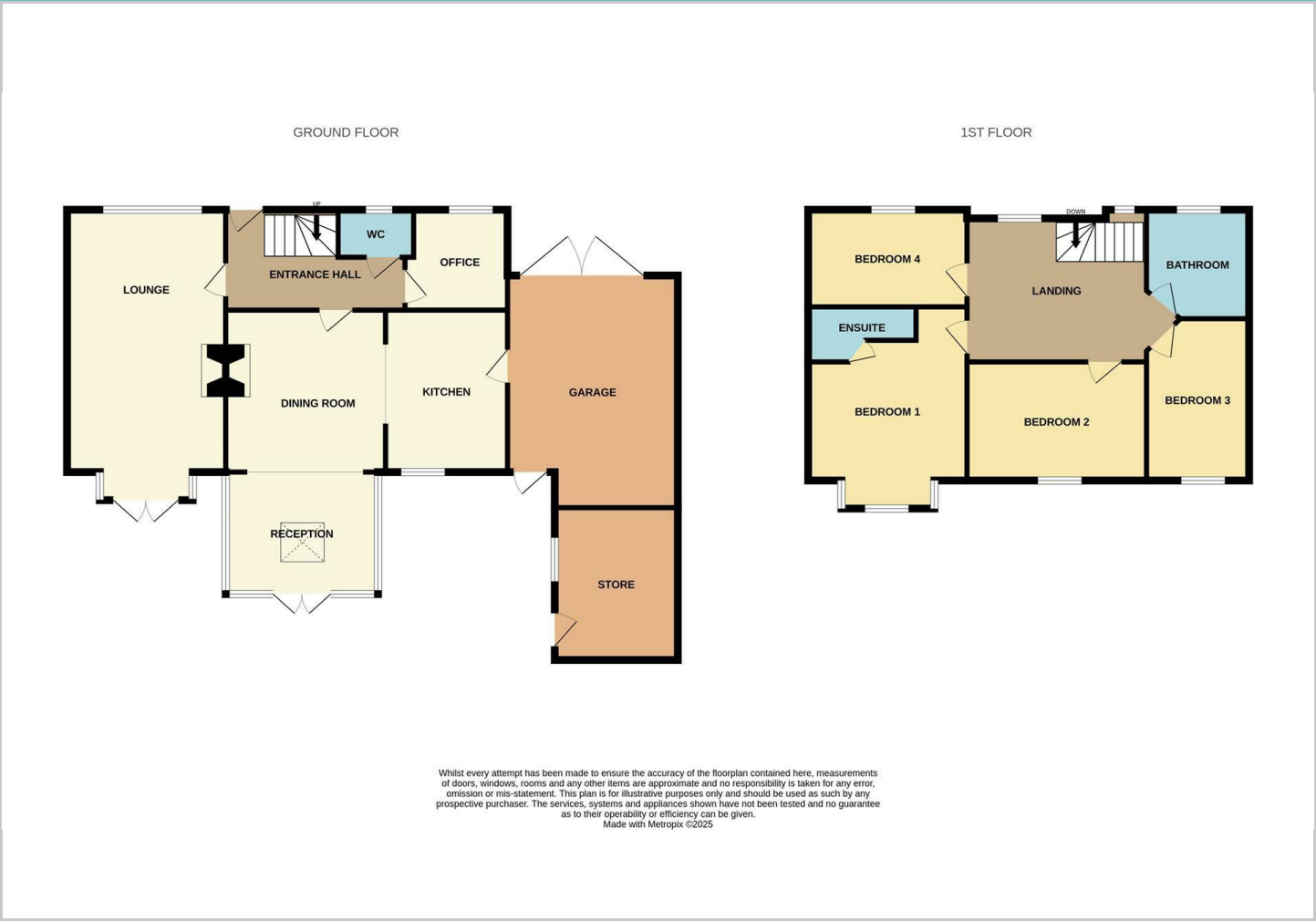
Summer house







Floor Plans

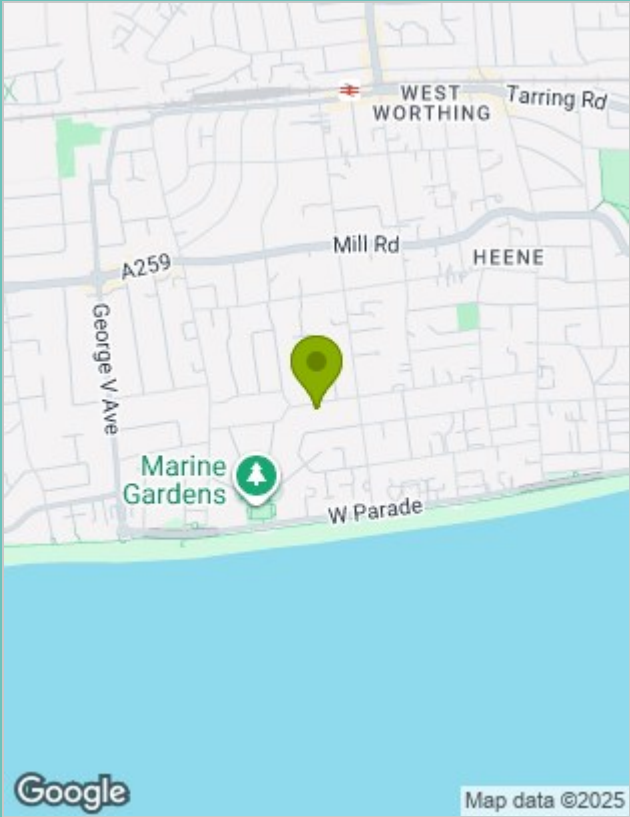


Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

Location Map



Energy Performance Graph

