



301 Brighton Road

Worthing, BN11 2HL

Offers invited £650,000

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Fun.

This is the word we would use to describe this substantial SEAFRONT PROPERTY. Configured over four floors and offering a two bedroom SELF CONTAINED FLAT In the lower ground floor section, the accommodation of this house is well suited to accommodate mixed generational living.

This property could potentially be arranged as a HMO subject to the usual planning consents.

In brief, the accommodation comprises; Entrance Hall, WC, South facing Lounge with SEA VIEWS ground floor bedroom (four) open plan kitchen & dining room. To the first floor there is the master suite with South facing balcony and en suite shower room, two double bedrooms and a family bathroom, the attic space can be approached via a pull down ladder with a roof lined window affording stunning coastline views.

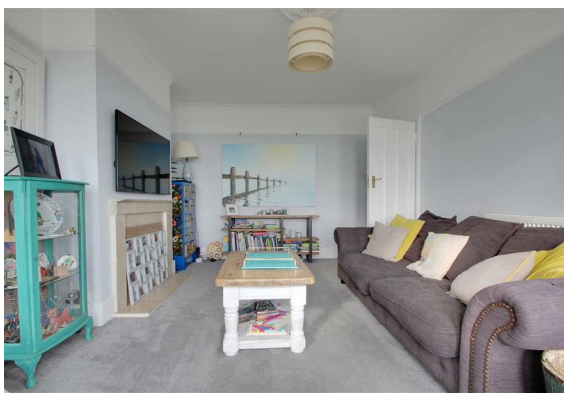
The lower ground floor is currently arranged as a two bedroom self contained apartment with lounge, kitchen and a wet room. The apartment can be approached from different stair cases making it either integral to the main residence or with a private entrance affording is 'self contained' title.

Outside and general:

You can find a gin bar, timber cabin/gym, front and rear gardens with off road parking for two cars.

In our opinion internal viewing is considered essential to appreciate the overall size, accommodation and views of this exciting seaside home.

Lounge
16'11" x 12'3" (5.16m x 3.73m)





WC

Kitchen Area
17'09 x 10'2 (5.41m x 3.10m)

Dining Area
11'10 x 14'2 (3.61m x 4.32m)

Bedroom Four
7'5 x 7'5 (2.26m x 2.26m)

First floor landing

Bedroom One
20'9 x 11'9 (6.32m x 3.58m)

Bedroom Two
10'9 x 11'4 (3.28m x 3.45m)

Bedroom Three
10'9 x 8'4 (3.28m x 2.54m)

Family Bathroom

Loft space
22 x 7'2 (6.71m x 2.18m)

Lower Ground Floor

Lounge
18'3 x 11'4 (5.56m x 3.45m)

Kitchen
19'6 x 7'2 (5.94m x 2.18m)

Wet Room

Bedroom One
15'11 x 10'5 (4.85m x 3.18m)

Bedroom Two
11'7 x 9'8 (3.53m x 2.95m)

Covered Utility Room

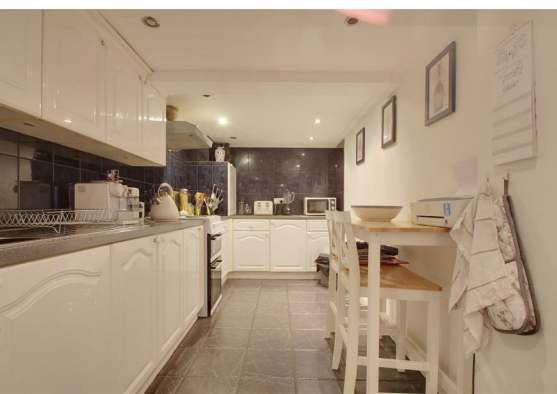
Rear Garden

Log Cabin / Gym

Gin Bar

South Facing Front Garden

Off Road Parking for Two Cars



Floor Plan



Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

