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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



47 Longlands, Worthing, BN14 9NW

Asking price £900,000





# 47 Longlands

, Worthing, BN14 9NW

- Substantial 4/5 bed detached family home
- Double aspect lounge
- Utility room with butler sink
- Underfloor heating in kitchen
- Landscaped gardens
- South facing garden
- Luxury fitted kitchen/breakfast room
- Master bedroom
- South facing balcony
- Viewing recommended

A substantial 4/5 bedroom detached family home with feature South facing garden, South facing balcony, and offered for sale in superb condition throughout.

In brief the accommodation comprises, UPVC double glazed front door with casement windows, into split level entrance hall with steps down to the focal double aspect lounge with floating ceiling and remote-control gas living flame fire. There is a separate living/dining room, and a ground floor study/fifth bedroom with a ground floor W/C adjacent. The luxury fitted kitchen breakfast room is a particular feature of the property having high gloss units and stone worktops with bi-fold doors opening onto the landscaped South facing rear garden.

There is a utility room with Butler sink and additional appliance space. There is then from the entrance hall, stairs leading on to the spacious landing and doors to all principal bedrooms. The master suite is a particular feature of this property enjoying fitted wardrobes and sliding double glazed doors onto the balcony with far reaching views across Worthing and the English Channel, and there is a luxury en-suite bath & shower room and three further first floor bedrooms along with a modern fitted family bathroom.

To the front of the property is a large driveway providing ample off-road parking, whilst the South facing rear garden is a particular feature of the property being predominately laid to lawn with a profusion of tree and shrub lined borders, areas of decking and a raised veranda. There is also a gate giving side and rear access & a bike shed.

Other benefits include UPVC double glazing and gas central heating. In our opinion internal viewing is recommended to appreciate the overall size and accommodation of this beautiful family home.

Situated in the top of Longlands the property is ideally located for Hill Barn and Worthing golf club, and nature walks across the South Downs. Shops can be found nearby at Downlands Parade and Lyons Farm Retail Park.



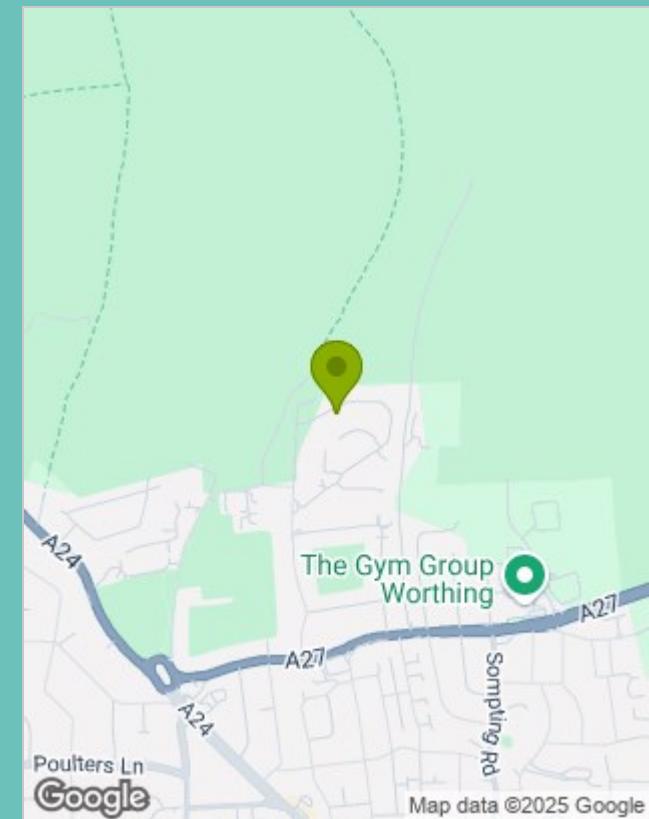
UPVC double glazed door & casement windows	
Split level entrance hall	9'6 x 13'4 (2.90m x 4.06m)
Feature double aspect lounge	23'1 x 13'7 (7.04m x 4.14m)
Dining room	13'0 x 11'5 (3.96m x 3.48m)
Ground floor cloakroom	
Study	12'2 x 7'0 (3.71m x 2.13m)
Luxury refitted kitchen/diner	19'6 x 13'3 (5.94m x 4.04m)
Utility room	11'10 x 7'8 (3.61m x 2.34m)
Stairs to first floor landing	28'5 x 9'0 (8.66m x 2.74m)
Master bedroom with fitted wardrobes	14'4 x 12'4 (4.37m x 3.76m)
En-suite bath & shower room	10'10 x 6'10 (3.30m x 2.08m)
Large South facing balcony	
Bedroom four	12'11 x 9'2 (3.94m x 2.79m)
Bedroom three	13'0 x 9'8 (3.96m x 2.95m)
Bedroom two	10'5 x 15'0 (3.18m x 4.57m)
Modern fitted family bathroom	8'0 x 5'7 (2.44m x 1.70m)
Sweeping driveway	
Feature South facing rear garden	



## Floor Plans



## Location Map



		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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