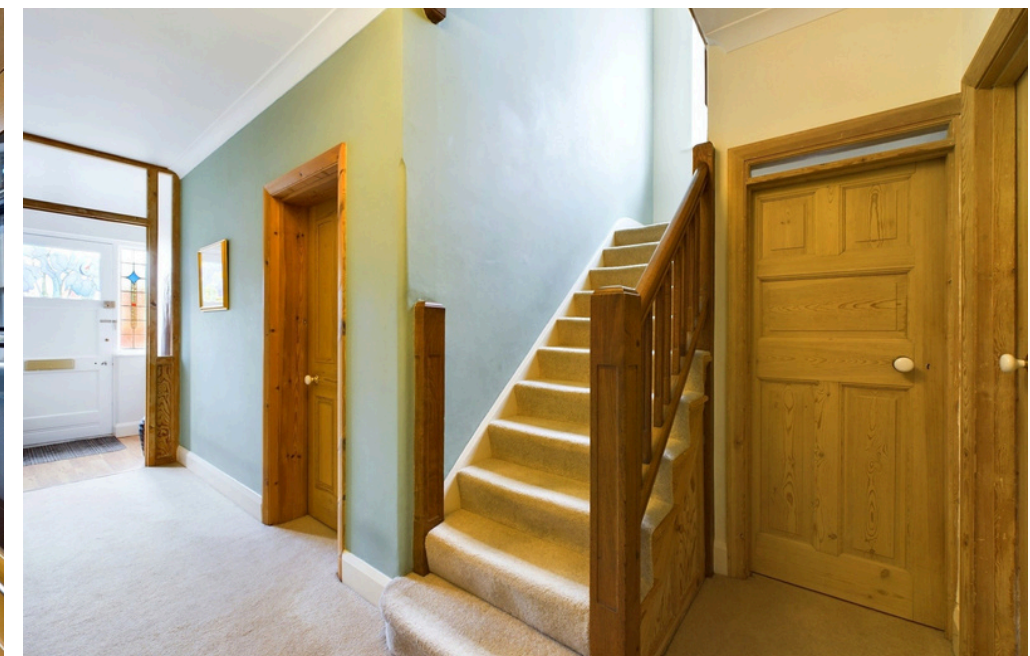




Hailsham Road, Worthing, BN11 5PA  
Offers in Excess of £850,000



We are delighted to offer to the market a well kept detached house with original features to the market. The property offers five bedrooms, two reception rooms, kitchen/ breakfast room, utility room, ground floor WC and family bathroom. The detached house benefits from off road parking and is within easy access to West Worthing Seafront & Goring Road Shopping facilities.



## Key Features

- Well Presented Detached House
- Five Bedrooms
- Two Reception Rooms
- Kitchen/ Breakfast Room
- Original Features
- Conservatory & Utility Room
- Family Bathroom
- Ground Floor WC
- South Facing Rear Garden
- Walking Distance To Goring Road Shops & West Worthing Seafront



**5 Bedrooms**



**1 Bathrooms**



**2 Reception Room**

### INTERNAL

Front door with beautiful stain glass window, leading into the entrance porch with access to the entrance hall. Doors to all ground floor rooms and access to the ground floor WC and utility room. The property offers two reception rooms with the reception room to the front offering the original paneling on the ceiling, fireplace with fire surround and bay fronted window. The second reception room is located to the rear offering beautiful stain glass windows, open fireplace with fire surround and double doors leading out to the conservatory. The conservatory offers views across the rear garden and double doors leading out to the south facing rear garden. The kitchen/ breakfast room comprises of wall and base units, space for American fridge/ freezer, integrated dishwasher, five ring gas hob, built in eye level double oven, sink, drainer, space for table and chairs and door leading out to the side. On the first floor there are four double bedrooms and a fifth single bedroom. The family bathroom offers a four piece bathroom suite comprising of roll top bath, corner shower, wash hand basin and WC.

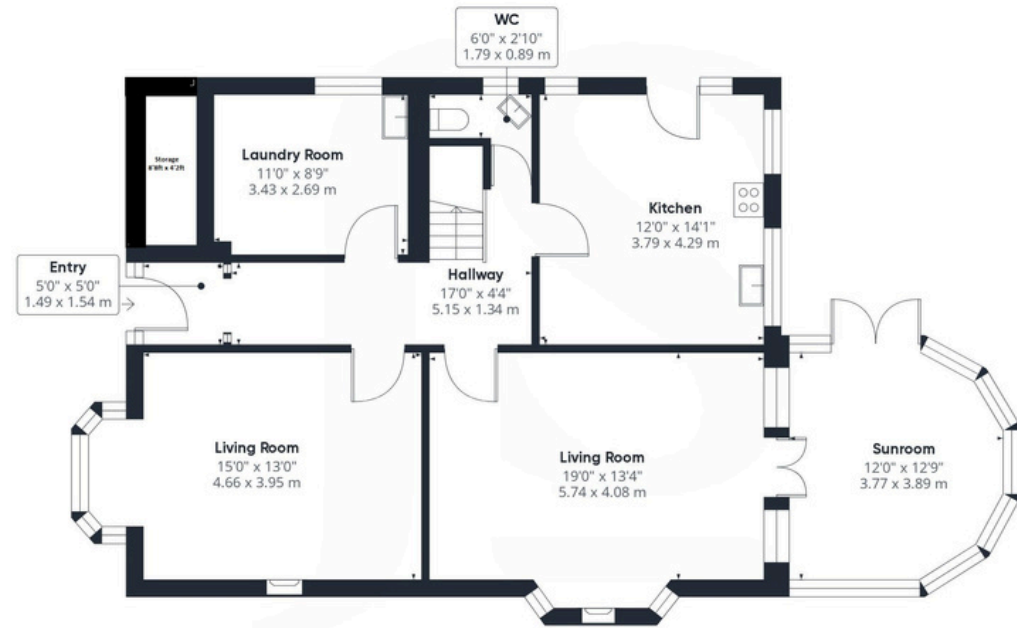
### LOCATION

On the desirable Hailsham Road, in a quiet road close to West Worthing seafront and 0.6 miles from West Worthing train station. Bus routes run on close by Grand Avenue and Mill Road and West Worthing high street with its eateries, convenience stores, banks and pharmacy is 350 yards away. Worthing town centre with its comprehensive shop, restaurants and theatres is approximately 1.5 miles away. Worthing Seafront is 0.35 miles away from the property with Marine Gardens only 0.19 miles away.

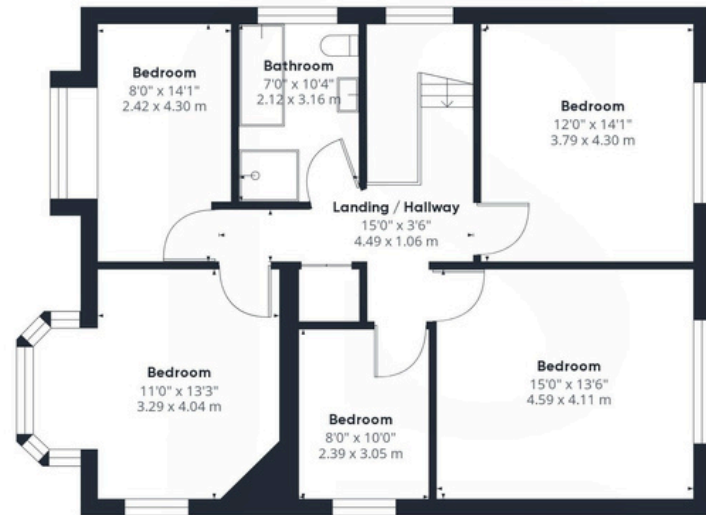
### EXTERNAL

To the front of the property there is off road parking for several cars, section laid to lawn, shrubbery, palm tree and timber gate to the rear garden. The rear garden is south facing and has been laid to lawn with mature shrubs & palm trees, timber decked area providing plenty of space for outdoor furniture. There is a storage section to the front of the garage measuring 8'2ft x 4'2ft, accessed via up and over door.





Floor 0



Floor 1

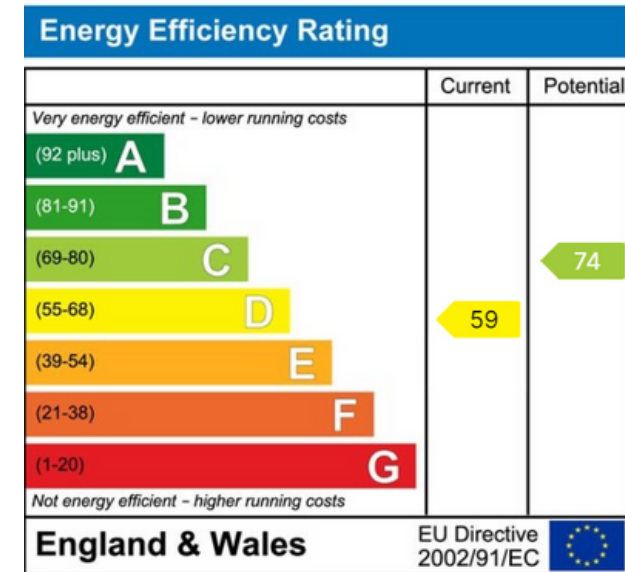


Approximate total area<sup>(1)</sup>  
2021.46 ft<sup>2</sup>  
187.8 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Property Details:

Floor area (as quoted by EPC): 200 sqm

Tenure: Freehold

Council tax band: F

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.