



Albany Close, Worthing, BN11 5DJ

Guide Price £750,000





Jacobs Steel are excited to offer for sale this beautiful detached four bedroom mock Georgian home situated in a quiet position in favoured West Worthing only 300 yards from the seafront with an integral double garage and two gardens on this substantial wrap around plot.



Key Features

- Lovely Detached Home
- Four Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Wrap Around Plot
- Favoured West Worthing
- Integral Double Garage
- Off Road Parking
- Large Loft Space
- Quiet Location



4 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

Entry into the generous hallway offering access to all rooms, dual aspect lounge with wooden plank flooring and open fire, double French doors to side garden, through to dining room with matching floor, spacious downstairs W.C with toilet and sink, modern fitted kitchen with cream units and dark stone worktop, integrated appliances including gas hob and double oven, door to rear garden, utility room with internal access to double garage. On the first floor there is a spacious first floor landing with window and airing cupboard, access to large loft space. The master bedroom features a dressing area and fitted wardrobes with access to the fully tiled en-suite shower room with corner shower, W.C, sink and bidet. Two further double bedrooms and a generous fourth bedroom/study all serviced by a lovely family bathroom with shower over bath, toilet and sink.

EXTERNAL

This beautiful property occupies an unusual plot nestled in a quiet residential area of favoured West Worthing and benefits from a wrap around garden which is currently split into two separate outside areas, the rear of the property boasts a particularly large patio area with raised deck section perfect for soaking up the afternoon & evening sun, this area provides a fantastic entertainment space which would also be great for alfresco dining or a BBQ. There is also access to the garage and a timber shed. To the side of the property is a lovely lawned area which can be accessed from the lounge or via a double gate from the patio area, this garden features mature shrubs and borders and a block paved patio area.

LOCATION

Situated just off Hythe Road the property is ideally located being just off Hythe Road in a highly sought after position in West Worthing within 200 metres from Worthing Seafront. Local shops can be found at Heene Road and Goring Road, both of which are approximately half a mile away. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is within a mile. The nearest station is West Worthing which is less than a mile away and bus services run nearby on Grand Avenue.

COUNCIL TAX BAND

F





Floor 0



Approximate total area⁽¹⁾

1557.65 ft²

144.71 m²

Reduced headroom

14.53 ft²

1.35 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC: TBC 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.