



22 Dover Road | West Worthing | West Sussex | BN11 5NR

JS
Signature
Jacobs | Steel



A detached house set on a substantial plot with ample opportunity to extend (STPC), 350 yards from West Worthing seafront and 100 yards from Marine Gardens. Boasting two reception rooms, kitchen/breakfast room, ground floor WC, four double bedrooms, one bathroom and one ensuite shower room.

A home of **style** & **sophistication**






A substantial rear garden with ample opportunity for extension (STPC)





Property details: 22 Dover Road | West Worthing | West Sussex | BN11 5NR

Key features:

- Detached House Set On A Substantial Plot
- Triple Aspect 22ft Lounge
- Kitchen/Breakfast Room & Separate Dining Room
- Ground Floor WC
- Four Double Bedrooms
- Family Bathroom & Ensuite Shower Room
- Substantial Rear Garden With Option To Extend (STPC)
- Garage & Driveway
- 350 Yards To West Worthing Seafront
- No Onward Chain



350 yards to West Worthing seafront & promenade

INTERNAL Sliding doors lead to the porch with ample storage and the original wooden front door which leads to a substantial hallway with doors to all ground floor rooms including a WC, under stairs cupboard, staircase leading to the first floor and a door leading to the rear garden. The triple aspect 22ft lounge has double doors leading to the rear garden and an open fireplace and there is a separate dining room to the front of the property with feature wooden beams and a bay window. The 15ft kitchen/breakfast room overlooks the rear garden and has a range of wall mounted storage cupboards and drawers, spaces for appliances and an eye level integrated oven and grill; there is a separate gas hob and a breakfast bar.

Upstairs is an open landing offering views of the rear garden and doors to all rooms. The 24ft primary bedroom is to the front of the property and has a range of fitted storage and an ensuite shower. There are three further double bed rooms and a four-piece family bathroom including a shower over the bath, WC, wash hand basin and bidet.

EXTERNAL The house is set on the a generous plot with substantial rear garden, offering ample room to extend (STPC). There is a large patio accessible from the rear of the house and the remainder of the garden is laid to lawn with mature shrub, tree and flowerbed borders. Sectioned into two parts, there is a secluded area to the rear which would make an ideal place to install a home office or swimming pool. There is side access via secure gate and to the front of the property is a hardstanding driveway offering ample parking and leading to a garage with

up and over door, light, power and a personal door accessible from the rear garden.

SITUATED In the highly sought after West Worthing, Dover Road is nestled in a quiet residential area close to the seafront and amenities. Marine Gardens is located at the bottom of the road with beautiful gardens, bowls, putting green and a café and to the south of the gardens is West Worthing seafront & promenade, 350 yards away. Bus routes are accessible on adjoining Pevensey Road and the nearest train station is West Worthing which is 1 mile away and offers routes to Brighton & London. Local amenities including eateries, convenience stores and pharmacy can be found on West Worthing high street, 0.6 miles away and Worthing town centre with its comprehensive shops, restaurants, bars & theatres can be found 1 mile away.

HALLWAY

LOUNGE 22' 6" x 14' 8" (6.86m x 4.47m)

DINING ROOM 17' x 3' 3" (5.18m x 0.99m)

KITCHEN/BREAKFAST ROOM 15' 3" x 13' 2" (4.65m x 4.01m)

WC

PRIMARY BEDROOM 24' 3" x 13' 2" (7.39m x 4.01m)

ENSUITE SHOWER ROOM

BEDROOM 13' 9" x 13' 1" (4.19m x 3.99m)

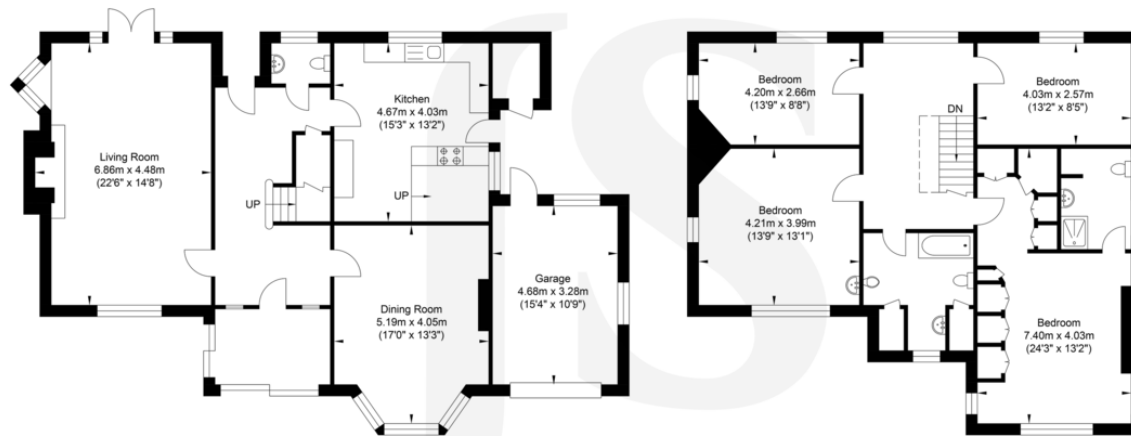
BEDROOM 13' 9" x 8' 8" (4.19m x 2.64m)

BEDROOM 13' 2" x 8' 5" (4.01m x 2.57m)

BATHROOM

GARAGE

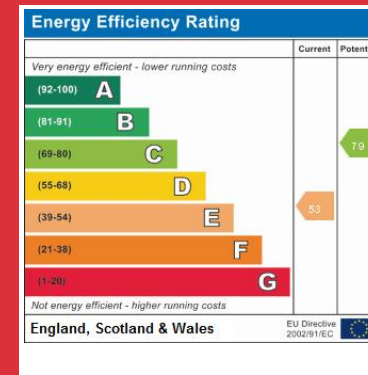
Dover Road



Ground Floor
Approximate Floor Area
1209.11 sq ft
(112.33 sq m)

First Floor
Approximate Floor Area
1004.05 sq ft
(93.28 sq m)

Approximate Gross Internal Area = 205.61 sq m / 2213.16 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Property Details:

Floor Area: 1,873 sq ft 174 sq m – Floor area is quoted from the EPC

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.