



Hailsham Road, West Worthing, BN11 5PA

Offers Over £650,000



We are pleased to offer to the market the opportunity to purchase an attractive older style detached house. The property offers three bedrooms, two reception rooms, ground floor cloakroom and fitted kitchen. The detached house sits on a corner plot offering attractive gardens, detached garage and off road parking.



Key Features

- Detached House Situated On A Corner Plot
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor Cloakroom
- Family Bathroom
- Sun Terrace
- Off Road Parking
- Garage
- Attractive Rear Garden



3 Bedrooms



1 Bathrooms



2 Reception Rooms

INTERNAL

There is an entrance porch leading to the entrance hall. The spacious double aspect lounge has south & west facing windows overlooking the gardens. There is a good size separate dining room with built in cupboard. The kitchen/breakfast room has a modern range of units and separate utility area with built in cupboard and door to the garden. There is also a ground floor cloakroom. On the first floor there is an 18ft Dual aspect master bedroom, two further good size bedrooms and a refitted shower room/wc. From the landing is a door to an 18ft south facing terrace. The property offers a very good size loft which could be converted subject to planning permission.

EXTERNAL

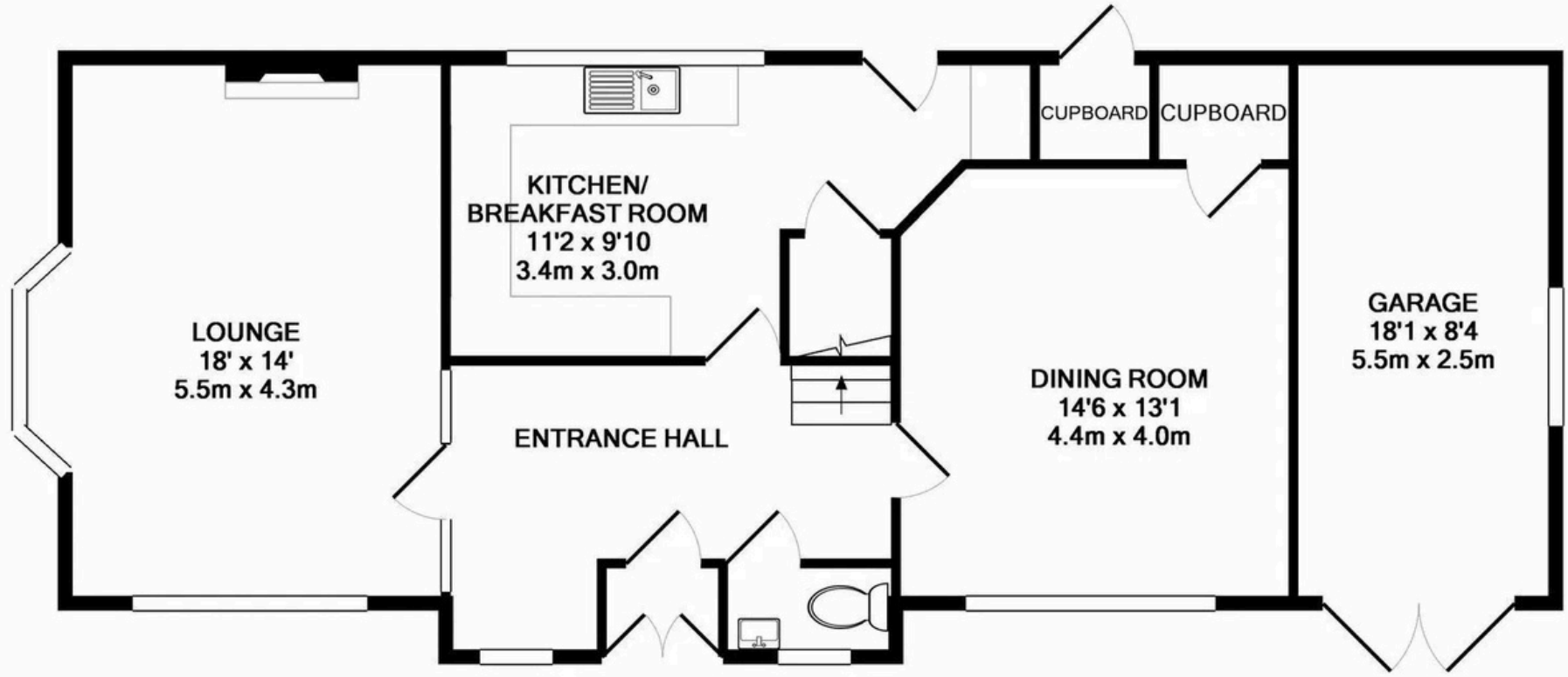
Externally there are established gardens surrounding the property with lawned areas, various mature shrubs and plants. At the rear there are two patio areas and potting shed. There is a driveway at the front leading to a garage which lends itself to conversion into an additional room and extension above. STPC

LOCATION

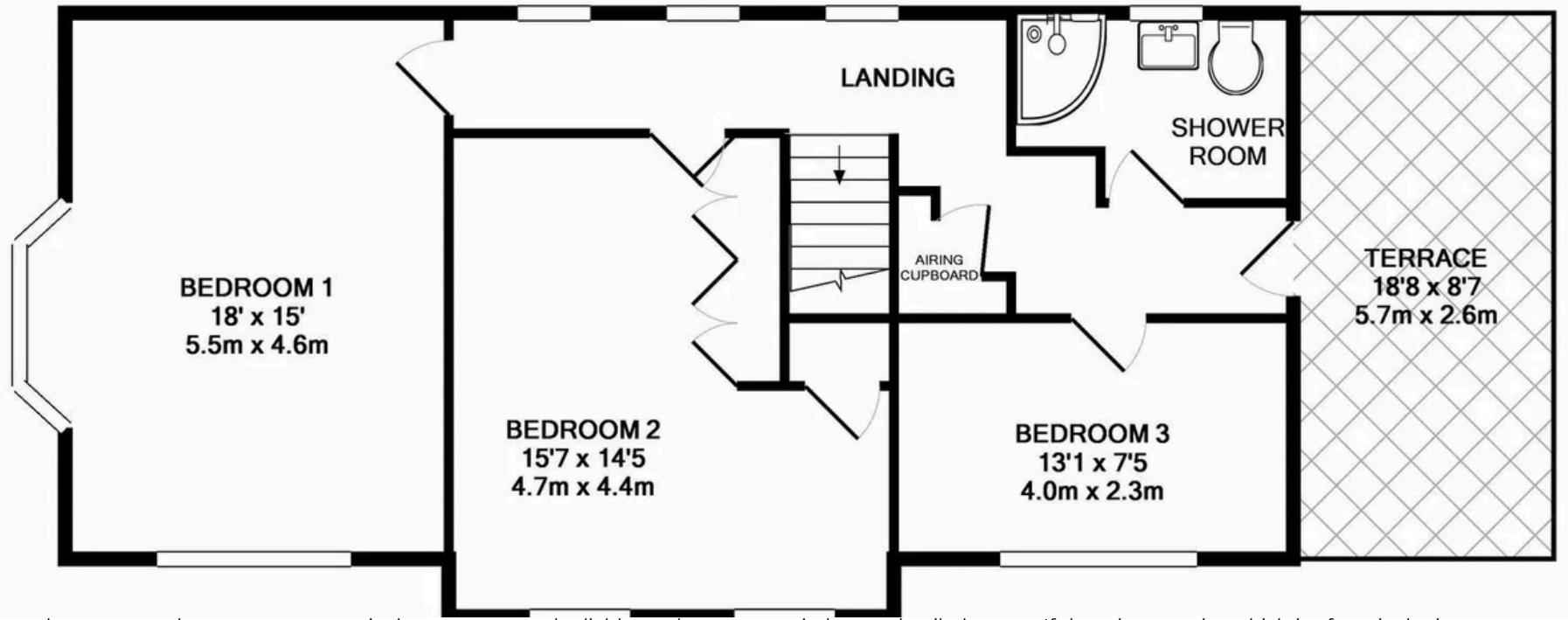
Situated in West Worthing in the sough after West Park Catchment area and being within a quarter of a mile of the Seafront and the popular Goring Road shopping parade. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is less than one mile away. The nearest station is West Worthing which is approximately three quarters of a mile away. Bus services run nearby.

COUNCIL TAX BAND
E





GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(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: 146 sqm)

Tenure: freehold

Council tax band: E

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.