



Bernard Road, Worthing, BN11 5EL
Asking Price of £850,000



We are thrilled to present the opportunity to acquire this beautifully located detached house, just 200 yards from the stunning West Worthing Promenade. The property boasts four generously sized bedrooms, a spacious open-plan kitchen and dining area, separate lounge, convenient ground floor WC and a well-appointed family bathroom. Additionally, the house benefits from an integral garage, ample off-road parking and a good size rear garden, offering the perfect setting for both family living and entertaining.



Key Features

- Detached House
- Four Bedrooms
- Modern Open Plan Kitchen/ Living Space
- Seperate Lounge
- Ground Floor WC
- Family Bathroom
- Off Road Parking
- Garage
- 200 Yards From The Seafront
- Good Size Rear Garden



4 Bedrooms



1 Bathrooms



2 Reception Room

INTERNAL

A welcoming porch with a double-glazed obscured glass door leads into the entrance hall, providing access to the ground floor rooms. To the front of the property, you'll find a seperate lounge with dual-aspect windows, allowing for an abundance of natural light. The room is beautifully complemented by a feature fire surround with a log burner, creating the perfect setting for relaxation. The property boasts a fantastic open-plan kitchen, dining and living area, ideal for modern family living. Bi-fold doors open seamlessly onto the rear garden, while a log burner adds a touch of warmth and charm. The space easily accommodates a dining table & chairs and the contemporary white fitted kitchen is both stylish and functional. It includes wall and base units, space for a fridge/freezer, an integrated dishwasher, Rangemaster-style oven with an electric hob and a sink with drainer. A door from the kitchen leads to a lean-to/utility area, which provides space and plumbing for a washing machine, as well as direct access to the rear garden. Conveniently located off the hallway, a ground floor WC adds further practicality. On the first floor, you'll find three generously-sized bedrooms, with the second bedroom benefiting from its own shower cubicle. The fourth bedroom is also spacious and comfortably accommodates a double bed. The family bathroom is designed with relaxation in mind, featuring a bath with mixer taps, a walk-in shower with a rainfall showerhead, a wash hand basin, and a WC. The property also features beautiful sea views from the front bedrooms.

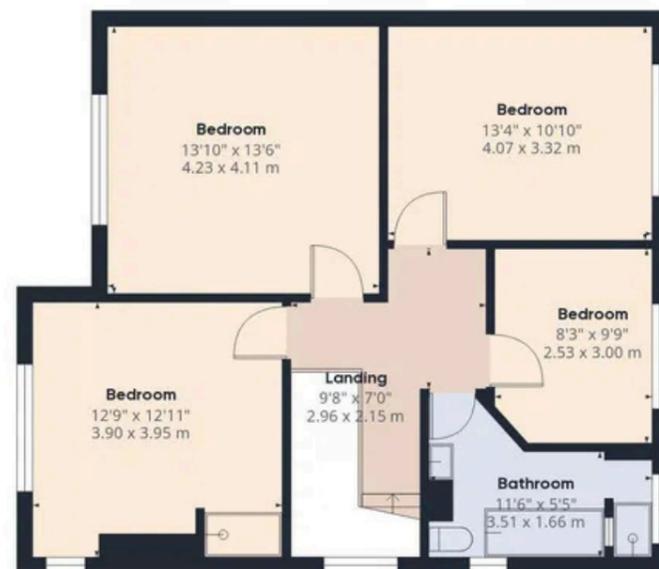
LOCATION

To the front of the property, the driveway has been laid to hardstanding, providing ample off-road parking. A roller up-and-over door gives access to the garage, which also benefits from a rear door leading out to the side of the property for added convenience. The rear garden has been thoughtfully designed, with a well-maintained lawn, patio area and a section laid to shingle. A raised decked area offers a great space for outdoor entertaining, while a tree at the rear adds a touch of natural beauty. The property also features an outdoor shower which is perfect to us after visiting the seafront.

EXTERNAL

Nestled in the peaceful and sought-after residential road of Bernard Road, this charming home is just 200 yards from the beautiful West Worthing seafront and promenade. The property benefits from excellent transport links, with bus routes running along the neighbouring Wallace Avenue, while the closest train station, West Worthing, is approximately 1 mile away. The vibrant West Worthing high street, offering a wide selection of eateries, a pharmacy, banks, and convenience stores, is only around 0.5 miles from the property. For a more extensive range of shops, restaurants, and theatres, the bustling Worthing town centre is a short 1.5-mile distance away.





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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	78
(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	

Property Details:

Floor area (as quoted by EPC): 1625 SqFt

Tenure: Freehold

Council tax band: E