



- 3/4 BEDROOM HOUSE
- GARDEN ANNEXE
- SOUTH FACING GARDEN
- OPEN PLAN LOUNGE TO DINING ROOM

Upper Brighton Road, Worthing, BN14 9JP

Guide Price £500,000

W Welch Estate Agents are pleased to offer to the open market this semi-detached bay fronted house to the open market. The property itself is probably one of the most versatile I've come across, offering lots of additional accommodation that has been well thought out by the owner. Upon closer inspection you will find an open plan lounge-diner, opening onto refitted kitchen and downstairs conservatory. Moving upstairs you will find 3 well appointed bedrooms, one providing access for a hobbies room in the loft that is currently used as an additional bedroom, bathroom with separate WC.



Property Description

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With the owners current layout which differs to the original build this property comfortably sleeps 8 people in the property, if you have a larger family and need more space this property is definitely worth considering. Along with this you have a drive to the front that can take several cars, a lean-to built to the side that is perfect for an additional bedroom space/office and a lovely south facing garden with outbuilding with wash facilities currently used by the owners son as a further bedroom.



FRONT DRIVE

Concrete hard standing for several cars, laid lawn, storm porch to entrance door to property

ENTRANCE HALL

Stairs rising to first floor, door to lounge and kitchen

LOUNGE

14' 7" x 12' 3" (4.44m x 3.73m) Double glazed windows to front aspect



DINING ROOM

13' 4" x 9' 3" (4.06m x 2.82m) Open plan to kitchen, doors open to what is currently being used as an additional bedroom

KITCHEN

13' 3" x 9' 3" (4.04m x 2.82m) Window to rear aspect door to garden

STAIRD RISING TO FIRST FLOOR



LANDING

Access to three bedrooms and hobbies room currently being used as a bedroom

BEDROOM ONE

14' 6" x 12' 2" (4.42m x 3.71m) Window to front aspect

BEDROOM TWO

10' 5" x 8' 4" (3.18m x 2.54m) Window to rear aspect

BEDROOM THREE

9' 4" x 6' 8" (2.84m x 2.03m) Window to front aspect



BATHROOM

Window to rear aspect

WC

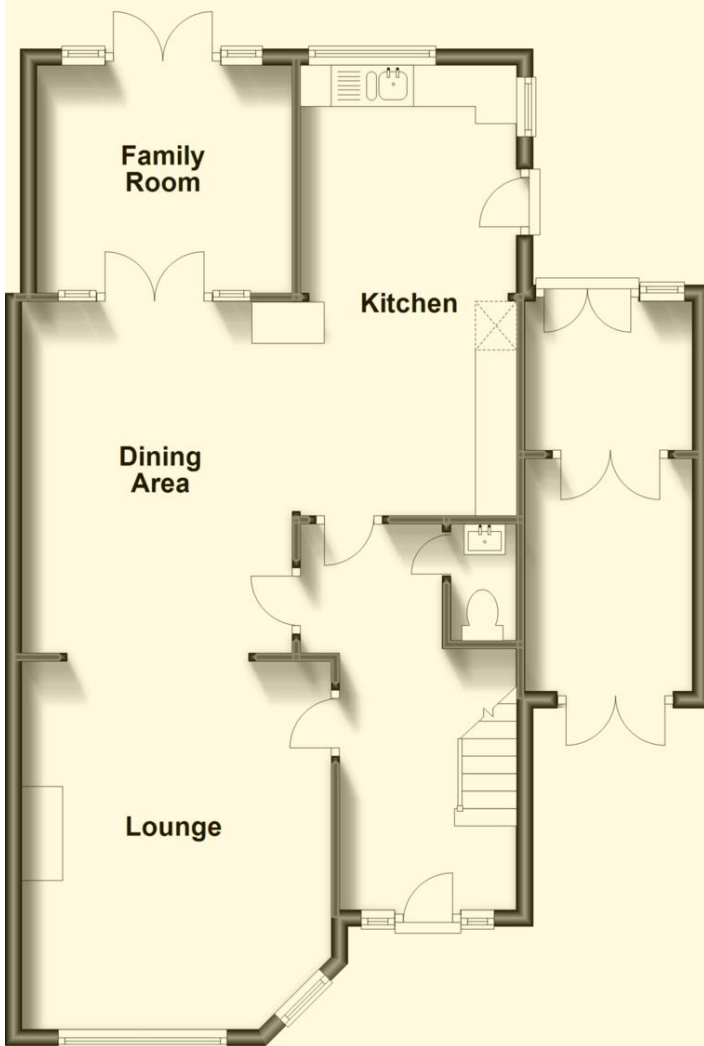
Window to rear aspect

HOBBIES TO LOFT

Currently used as a bedroom, Velux window to rear aspect

Ground Floor

Approx. 76.3 sq. metres (820.9 sq. feet)



LEAN TO SIDE ASPECT

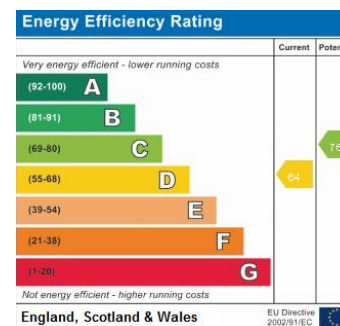
currently being used as a bedroom perfect for an office

OUT BUILDING TO GARDEN

Currently being used as an annexe with wash facilities for the owners son

GARDEN

Large south facing garden, paid lawn and hard standing



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements