



7 Evelyn Road, Worthing, BN14 8AY  
Guide Price £625,000

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Nestled on the charming Evelyn Road in Worthing, this delightful semi-detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking ample space to grow and thrive. The house boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The well-appointed kitchen is designed for both functionality and style, making meal preparation a pleasure. With two bathrooms, morning routines will be a breeze, ensuring that everyone has their own space.

Parking is conveniently available, a valuable asset in this sought-after area. Families will appreciate the excellent school catchment, making it an ideal location for those with children. The surrounding neighbourhood is friendly and welcoming, with local amenities and parks just a stone's throw away.

This property is not just a house; it is a home where memories can be made. With its attractive features and prime location, it presents a wonderful opportunity for anyone looking to settle in Worthing. Do not miss the chance to view this exceptional property and envision your future in this lovely home.

- Extended Semi-Detached Family Home
- Separate Dining Room / Snug Lounge
- Open Plan Family Room
- Modern Fitted Kitchen & Four Piece Family Bathroom
- Gas Central Heated & PVCU Double Glazed Throughout
- Three / Four Bedrooms
- Home Office
- Off Street Parking & Garage
- Close To Local Amenities
- Great School Catchment Area









### Entrance Hallway

Double glazed front door, solid wooden flooring, PVCU double glazed window, carpeted stairs to first floor, access to understairs storage cupboards, skimmed ceiling with coving, smoke detector, wall mounted heating control panel.

### Dining Room

3.81m x 3.45m (12'6 x 11'4)

Solid wooden floor, original open fireplace with tiled hearth - attractive surround & mantle, television point, various power points, PVCU double glazed bay window, single radiator, skimmed ceiling with spotlights & coving.

### Lounge

3.84m x 3.53m (12'7 x 11'7)

Solid wooden floor, original open fireplace with tiled hearth - attractive surround & mantle, television point, various power points, skimmed ceiling with coving, double opening doors into Family Room.

### Family Room

4.11m x 3.18m (13'6 x 10'5)

Laminate flooring, single radiator, various power points, vaulted skimmed ceiling with two Velux windows, PVCU double glazed doors leading out onto rear garden.

### Kitchen

5.49m x 2.77m (18 x 9'1)

Dual aspect, laminate flooring, single radiator, two PVCU double glazed windows, square edge granite work surfaces with cupboards below & matching eye level cupboards with a high white gloss finish, integrated eye level oven, inset five ring AEG gas hob with AEG extractor fan above, inset stainless steel single drainer sink unit with mixer tap, matching integrated dishwasher, space for American style fridge



freezer, space for washing machine, integrated bin store, skimmed ceiling with spotlights & coving.

### First Floor Landing

PVCU double glazed window, carpeted floor, skimmed ceiling with coving.

### Bedroom Two

4.09m x 3.56m (13'5 x 11'8)

Carpeted floor, single radiator, various power points, television point, PVCU double glazed bay window, skimmed ceiling with spotlights & coving.

### Bedroom Three

3.63m x 3.56m (11'11 x 11'8)

Carpeted floor, single radiator, various power points, PVCU double glazed window, skimmed ceiling with coving.

### Bedroom Four / Home Office

2.64m x 1.70m (8'8 x 5'7)

Carpeted floor, single radiator, various power points, PVCU double glazed window, skimmed ceiling with spotlights & coving.

### Family Bathroom

2.77m x 2.64m (9'1 x 8'8)

Vinyl flooring, panel enclosed bath with mixer tap, low flush WC, hand wash basin with mixer tap, shower cubicle having an integrated power shower, single radiator, PVCU double glazed obscured glass window, extractor fan, skimmed ceiling with spotlights & coving.

### Second Floor Landing

Carpeted stairs, laminate flooring on landing space, PVCU double glazed obscured glass window, Velux window, skimmed ceiling with spotlights, smoke detector.



### Master Bedroom

4.70m x 3.91m (15'5 x 12'10)

Laminate flooring, single radiator, various power points, television point, access into eaves storage space, skimmed ceiling with spotlights, PVCU double glazed window.

### En-Suite Shower Room

2.69m x 1.52m (8'10 x 5)

Tiled flooring, fully tiled walls, low flush WC, contemporary hand wash basin with mixer tap, fitted power shower having four wall mounted adjustable jets, upstanding radiator, PVCU double glazed obscured glass window, skimmed ceiling with spotlights, extractor fan.

### Externally

#### Front Garden

Mainly laid to block paving offering off street parking for approximately three vehicles, side access.

#### Rear Garden

Patio area stepping on large lawned area having various mature shrub, tree & plant borders, timber built storage shed, raised flower bed to rear of garden, pergola area with space for hot tub, fence enclosed.

#### Garage

Having an up & over door, with power & lighting.

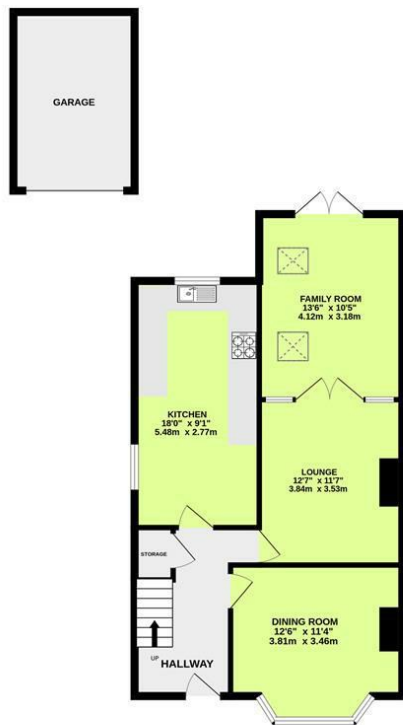
#### Council Tax

Band D

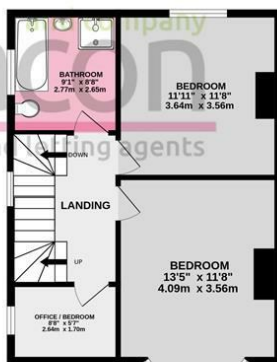




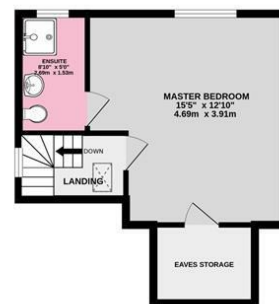
GROUND FLOOR  
799 sq.ft. (70.5 sq.m.) approx.



1ST FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



2ND FLOOR  
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 1581 sq.ft. (146.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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