



8 Livesay Crescent, Worthing, BN14 8AS

Asking Price £490,000

and company
bacon
Estate and letting agents



A three/four bedroom detached family home forming part of the highly sought after catchment area of Broadwater. The versatile accommodation consists of; extended kitchen/breakfast area, west-facing living room, downstairs bathroom with separate W/C, two double bedrooms downstairs with one currently being used as an additional lounge, two double bedrooms upstairs, one of which benefits from it's own en-suite shower room, west-facing garden.

- Three/Four Bedroom House
- Sought After Location
- West-Facing Garden
- Well-Presented Throughout
- Downstairs Bathroom
- Extended Kitchen
- En-suite
- Viewing Highly Recommended





Entrance Hallway

Front door leading to the entrance hallway. Hard flooring throughout. Wall mounted radiator. Obscured window allowing plenty of light into the hallway. Stairs leading to the first floor. Two under stairs cupboards providing plenty of storage.

Kitchen/Breakfast Room

5.01 x 3.47 (16'5" x 11'4")

Cleverly designed kitchen with cream kitchen units paired with contrasting worktops providing plenty of cupboard space. The kitchen is equipped with a five ring gas Neff hob with extractor above. Seamless Franke sink with work top drainer. Full sized dishwasher. Neff double oven. Additional worktop space and a range of wall mounted cabinets. Hard floor throughout. Spotlights. Wall mounted vertical radiator.

The kitchen has been extended to accommodate space for a dining area. French Doors leading to the garden.

Utility Space

Utility room housing the boiler and space for washing machine.

Living Room

4.25 x 3.35 (13'11" x 10'11")

Exposed wood panelled door with warm wood-effect flooring throughout. Two radiators. Pendant and wall lights. Feature gas fire



place with neutral stone surround. Glazed French doors leading to the garden.

Downstairs Bathroom

Fully tiled white bathroom suite featuring a bath with mixer tap shower above on riser rail. Hand grab rail. Heated towel rail. Sink with cabinet space below and obscured opening window above. Spotlights. Shaving point. Exposed wooden door.

Downstairs W/C

Toilet. Sink. Radiator. Half tiled walls. Obscured opening window.

Bedroom Three

3.03 x 2 (9'11" x 6'6")

Double bedroom with feature bay window and shutters. Spotlights. Feature high level skirting. Radiator. Wood panelled door with obscured window. Light grey carpet.

Bedroom Four/Additional Lounge

4.32 x 4.26 (14'2" x 13'11")

Versatile front room currently used as a secondary living room but could be used as an additional downstairs bedroom. Light grey carpet. Radiator. Two wall mounted lights. Window with shutters. Exposed wood panelled door. Central pendant light.

Upstairs;



Bedroom One

3.32 x 3.98 (10'10" x 13'0")

Spacious double bedroom. Light grey carpet. Pendant and wall mounted light. Feature Picture rail. High skirting boards.. Window overlooking the garden. Radiator. Access to;

En-suite

Walk in shower with opening glass shower screen. Shower on riser rail. Hand grab rail. Spotlights. Heated towel rail. Opening obscured window. Toilet and sink unit with cabinet space below. Wall mounted mirror. Shaving sockets.

Bedroom Two

3.98 x 3.64 (13'0" x 11'11")

Double bedroom with hard flooring. Bay window. Feature picture rail. Shelved cupboard. Pendant light.

Eaves Storage

Access from the hallway, two eaves storage cupboards with one housing the hot water tank.

Outside;

West Facing Garden

Mostly laid to lawn with well established borders and paved area. Shed. Walled garden. Access to the front of the property.

Required Information

Draft version: 1

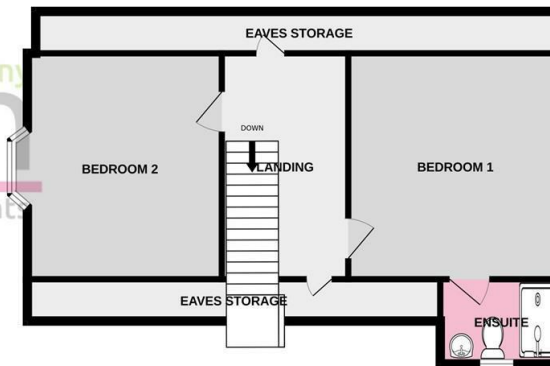
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR



1ST FLOOR



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) A		
(81-91) B		
(69-80) C		
(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	

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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.

