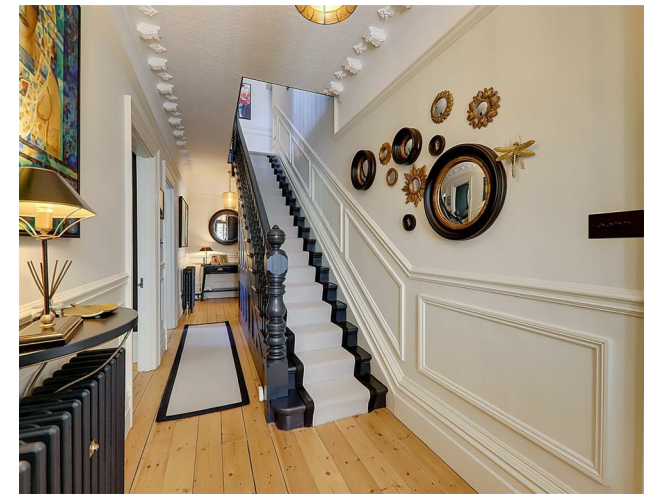
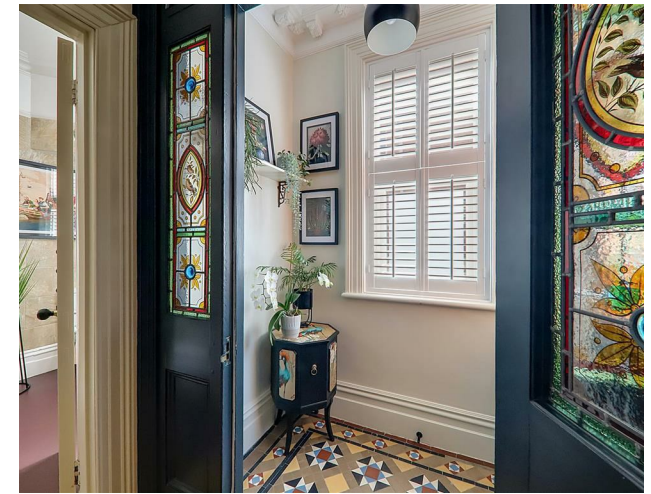




6 Manor Road, Worthing, BN11 3RT

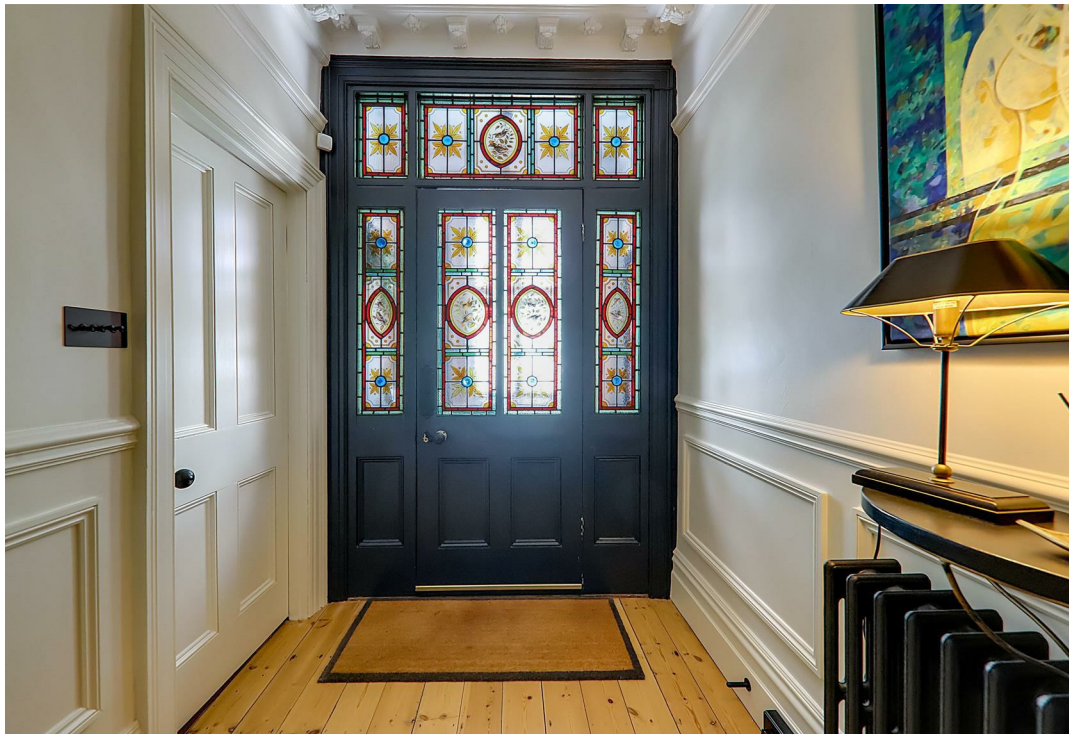
Asking Price £925,000

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A Four Double Bedroom Edwardian Semi-Detached House with Parking A very well presented and extended Edwardian semi-detached family home offered for sale in immaculate decorative order, features include. Four double bedrooms, three reception rooms, refitted luxury kitchen/breakfast room, ground floor refitted modern shower room/WC, luxury bathroom with shower, secluded front garden, landscaped rear garden with access to contemporary garden room / home office. Private driveway providing OFF-ROAD PARKING for two vehicles. The property is ideally situated just 300 yards from the seafront and internal viewing is considered essential to fully appreciate the overall size and condition of this superb residence.

- Edwardian Semi-Detached Family Home
- A Wealth of Period Decoration Detail to Coving and Ceilings
- Four Double Bedrooms
- Private Driveway Providing Off-Road Parking
- Landscaped Rear Garden
- Garden Room / Home Office Situated at the Foot of the Rear Garden
- Luxury Kitchen/Breakfast Room
- Three Reception Rooms



Entrance Hall

Floorboards throughout. Bespoke Wall panelling. Two cast iron radiators.

Dining Room / Office

4.6 x 3.9 (15'1" x 12'10")

West aspect double glazed bay window with sash windows, cast iron radiator, original fireplace with wooden surround, built in alcove, cupboards with shelving.

Living Room

4.65 x 3.66 (15'3" x 12")

West aspect double glazed bay with sash windows, original fireplace with DEFRA approved wood burner with tiled hearth and inset and wooden surround, built in alcove storage cupboards with shelving, cast iron radiator.

Shower room / Wc

Modern fitted shower room comprising glazed shower enclosure with Mira electric shower, sink vanity unit with drawers under and mixer tap, close coupled WC, fully tiled walls, obscured double glazed window, chrome heated towel rail, directional spotlights.

Kitchen / Breakfast Room

6.7 x 3.6 (21'12" x 11'10")

Luxury refitted modern German kitchen comprising quartz working surfaces with an excellent range of base units comprising cupboards, drawers and matching eye level wall units, Blanco one and a half bowl sink unit with hose style mixer tap, Stoves cooker range with extractor cooker hood above, original fireplace, large cast iron radiator, space and plumbing for dishwasher, space for washing machine, space for microwave, integrated fridge/freezer, inset spotlights, double glazed windows overlooking garden, space for further refrigeration units, breakfast bar, built in alcove storage cupboards, square opening into:

Snug

3.8 x 3.6 (12'6" x 11'10")

Dual aspect room with south aspect double glazed windows and double glazed double doors giving access to garden, double glazed roof lantern window, inset spotlights, wall mounted radiator.

Stairs Leading to;

First Floor Landing

Access to loft. Cast iron radiator.

Bedroom One

4.6 x 3.9 (15'1" x 12'9")

West aspect room with double glazed sash windows, radiator, feature: cast iron radiator, original tiled inset fireplace and wooden surround, bespoke built-in double wardrobe surrounding the fireplace, providing hanging space and storage, two power points and internal lighting.

Bedroom Two

4.1 x 3.7 (13'5" x 12'1")

West aspect room with double glazed sash windows, feature: cast iron radiator, original tiled inset fireplace and hearth and wooden surround, two original built in alcove wardrobe providing hanging space and storage.

Bedroom Three

3.6 x 3.3 (11'9" x 10'9")

Two double glazed sash windows overlooking garden, cast painted fireplace with tiled hearth, cast iron radiator, built in original alcove built in wardrobe providing hanging space and storage.

Bedroom Four

3.6 x 2.8 (11'9" x 9'2")

Double glazed sash window overlooking garden, cast iron radiator. Currently arranged as a dressing room with a range of fully fitted wardrobe with drawers and hanging space.

Family Bathroom

2.7 x 3.6 (8'10" x 11'9")

Luxury refitted modern white suite comprising panel bath with mixer tap and shower attachment, two sinks with cupboard under, mirror cabinet unit with integrated LED lighting, glazed shower enclosure with drench style shower, shower attachment and fully tiled walls, two chrome heated towel rail, part tiled walls, tiled floor, inset spotlights, two double glazed windows, WC with concealed cistern.

Outside

Front Garden

The front garden secluded and is laid to lawn with high hedge borders.

South Facing Garden

This south facing garden has been landscaped to a wonderful standard and provides a fantastic outside space. It briefly comprises three laid to lawn areas, two paved patio seating areas, shingle beach garden with shrubs and trees, timber built Garden Room / Home Office situated at the foot of the rear garden with double glazed windows and doors, inset spotlighting and high speed internet, gate from rear garden giving access to:

Garden Room / Home Office

Contemporary detached garden room currently serviced as a home office.

Private Parking

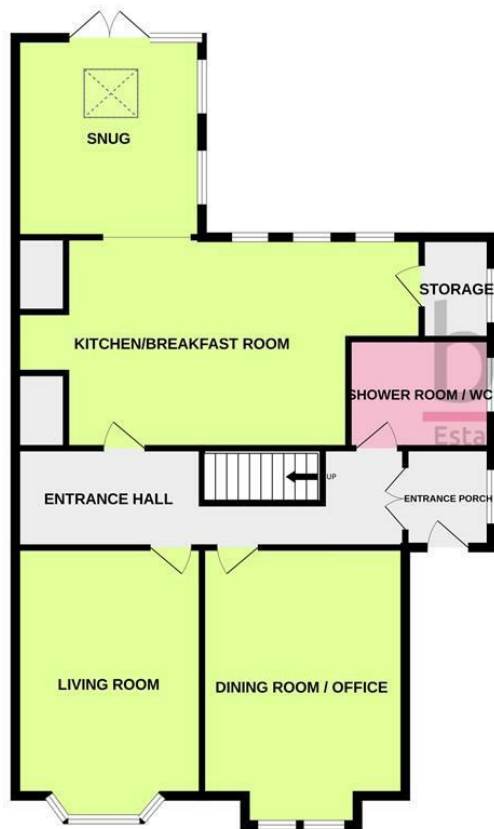
Private Driveway for Two cars







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		80
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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