



33 West Parade, Worthing, BN11 5EF
Offers In Excess Of £1,250,000

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A stunning individual detached 4/5 bedroom residence situated in an unrivalled position located adjacent to West Worthing seafront and promenade. The house has panoramic sea views and offers deceptively spacious and versatile accommodation with great potential for further extension if required. INTERNAL VIEWING A MUST

- Desirable Detached Residence
- Seafront Location
- In and Out Private Drive
- South Facing Balcony with Sea View
- Versatile & Spacious Accommodation
- 4/5 Bedrooms
- 22ft Kitchen/Diner
- Double Width Integral Garage



Property Overview

An individual detached 4/5 bedroom marine residence which offers versatile accommodation which briefly comprises:

Entrance porch leading into: 28' reception room with sea views, 22' kitchen/diner, inner hall, cloakroom/Wc, drawing room, study, utility room and further Wc.

The first floor boasts a stunning full width south facing sun terrace/balcony with panoramic sea views, lounge opening onto balcony, main bedroom opening onto balcony and with ensuite , three further bedrooms, family bathroom/wc and further separate Wc. There are stairs leading to a fantastic second floor loft room, which is currently used as a games room which offers great potential to create further living accommodation or bedrooms. The property also benefits from gas fired central heating and double glazed windows.

Externally there is a beautifully maintained rear garden, in and out modern resin private driveway which leads to a double width integral garage. The front garden also features a centrepiece flower bed and small pond.

Entrance Porch

Approached via double glazed front door. Further part glazed feature stained glass inset which leads into:

Reception Room

8.69m x 5.84m (28'6 x 19'2)

Double glazed bay with delightful sea views, three radiators.

Kitchen / Diner

6.91m x 4.95m maximum (22'8 x 16'3 maximum)

Part tiled in attractive ceramics. Modern fitted kitchen with roll top work surfaces with inset one and half bowl single drainer sink unit. Excellent range of base units comprising of base units incorporating cupboards and pan drawers, refuse and recycling bins. Matching range of eye level wall units including display cabinets. Range cooker with chimney style extractor cooker hood over. Integrated dishwasher. Integrated freezer. Free standing fridge. Radiator. Double glazed windows and double glazed sliding patio doors leading to garden. Two radiators.

Inner Hall

Radiator. Door to integral garage.

Cloakroom/Wc

Half tiled. Wash hand basin. Close coupled wc. Double glazed window.

Drawing Room/Bedroom 5

4.09m x 2.64m (13'5 x 8'8)

Radiator. Double glazed sliding patio doors leading out to garden.

Study

4.19m max x 3.02m max (13'9 max x 9'11 max)

Radiator. Double glazed window.

Utility Room

2.64m x 1.88m (8'8 x 6'2)

Roll top work surface with inset double bowl sink unit with drainer. Space and plumbing for washing machine. Storage cupboard. 'Worcester ' gas fired boiler. Double glazed window. Radiator. Part glazed door to garden and door to Cloakroom/Wc.

Wc

Double glazed window. Wc.

Spacious First Floor Landing

Double linen cupboard housing hot water tank with immersion. Large storage cupboard.

Cloakroom/Wc

Half tiled. wash hand basin. Close coupled wc. Radiator. Extractor.

Stunning Lounge

7.62m x 6.40m max (25' x 21' max)

Panoramic sea views. 'Imitation Adam' style fireplace. Double glazed window. Two radiators. Double glazed sliding patio doors leading out to:

Sun Terrace / Balcony

Full width south facing. Superb panoramic sea views.

Main Bedroom

6.10m into door recess x4.34m (20' into door recess x14'3)

Panoramic sea views. Fitted wardrobes and dresser unit. Double glazed window. Radiator. Double glazed sliding patio doors leading out to sun terrace/balcony. Door to:

Ensuite Shower Room/Wc

Fully tiled. Walk in double shower with 'Mira' shower unit and glazed shower screen. Close coupled wc. Bidet. Vanity unit with wash hand basin with cupboard under. Shaver point. Radiator. Double glazed window.

Bedroom 2

5.49mmax into recess x 2.74m (18'0"max into recess x 9)

Recess with fitted wardrobes. Radiator. Double glazed window.

Bedroom 3

4.11m into recess x 2.62m (13'6 into recess x 8'7)

Recess with fitted wardrobes. Radiator . double glazed window.

Bedroom 4

4.11m x 2.79m (13'5" x 9'1")

Radiator. Double glazed window. Stairs leading to second floor loft games room.

Bathroom/Wc

Fully tiled. Suite comprising bath, vanity unit with inset wash hand basin and close coupled Wc. Double glazed window. Radiator.

Second floor/ Loft Games Room

8.08m x 7.21m (26'6 x 23'8)

Fantastic loft room with 'Velux' double glazed window with panoramic sea views. Currently arranged as games room, with ample potential to create further living or bedroom accommodation. Power and light . Door to eaves storage , boarded with light. There is a pool table which can be converted into a table tennis table.

Private In and Out Driveway

In and out resin driveway providing parking for several vehicles and giving access to the garage

Front Garden

with flower borders, centre piece flower bed and feature 12ft x 8ft pond.

Integral Double Garage

7.62m x 4.93m into recess (25 x 16'2 into recess)

Power and light. Electric roller garage door. Work bench. Storage. Personal door into inner hall.

Rear Garden

Secluded and laid to lawn with gravelled paths. Paved patio and sun terrace. Bar-B-Que. Flower borders with shrubs, rose bushes and apple tree. Dovecote. Gate giving personal rear access and parking.

Required Information

Council tax band: G

Draft version: 1

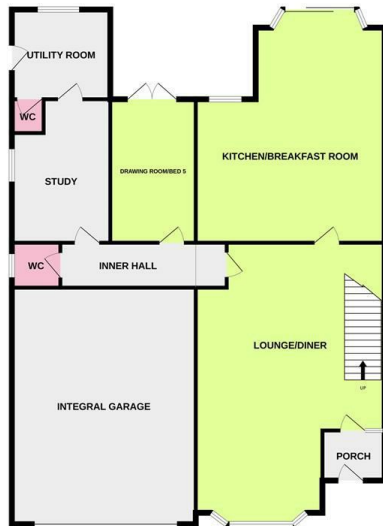
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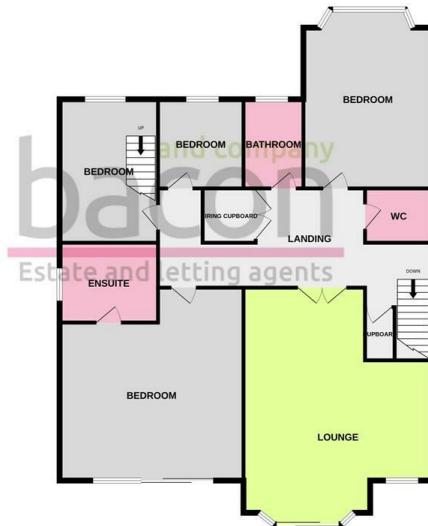




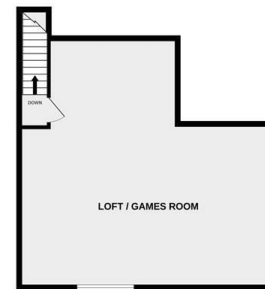
GROUND FLOOR



1ST FLOOR



2ND 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	71	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	

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.

