



12 Whylands Crescent, Worthing, BN13 3HQ

Guide price £650,000



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- Versatile accommodation
- Ample off road parking
- Landscaped South facing rear garden
- Log burning stove
- Sole agents
- Four/five bedrooms
- Double garage
- Utility room
- Viewing recommended

A deceptively spacious and incredibly versatile detached family home.

In brief, the accommodation comprises double doors opening into spacious entrance hall with under stairs storage cupboards, ground floor cloak room, and a utility room. There is a triple aspect lounge/ diner with bi-fold doors opening onto the South facing rear garden. The kitchen and breakfast room is a particular feature of the property, boasting high gloss units and integrated appliances. There is also a separate dining/sitting room which could be utilised as another bedroom and ground floor bedroom four/study.

To the first floor, the master bedroom is a particular feature of the property, boasting both a walk-in wardrobe, separate dressing room, and an en suite shower room. There are then two further bedrooms and a modern fitted family bathroom.

Externally, the front of the property has been laid to paving to provide ample off-road parking, which in turn leads to a double garage with up & over doors and being divided into two sections. The rear garden is a particular feature of the property, being South facing with areas of lawn and composite decking. There is also an outside kitchen with built-in BBQ and storage behind.

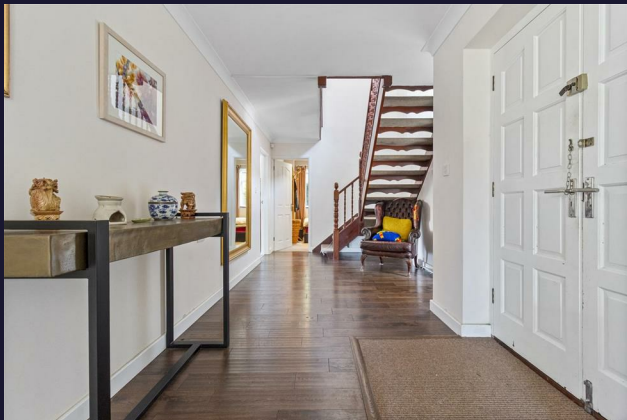
Other benefits include gas central heating and double glazing. In our opinion, internal viewing is considered essential to appreciate the overall size and versatility of this detached property.

Situated in Wylands Crescent, the property is close to Tesco superstore which caters for everyday needs, and David Lloyd Health and fitness club. Buses serve the area, and the nearest mainline railway station is Goring-by-Sea, which gives good links to most major towns and cities.



Spacious entrance hall	24'2 x 6'5 (7.37m x 1.96m)
Ground floor cloakroom	
Triple aspect lounge/diner with log burning stove	23'7 x 14'2 (7.19m x 4.32m)
Kitchen/diner	19'8 x 10'8 (5.99m x 3.25m)
Dining room	13'10 x 11'7 (4.22m x 3.53m)
Ground floor bedroom	8'3 x 7'3 (2.51m x 2.21m)
Utility room	9'10 x 7'7 (3.00m x 2.31m)
Stairs to first floor landing	
Bedroom one	15'0 x 10'10 (4.57m x 3.30m)
Walk in wardrobe	
Dressing room	6'9 x 10'0 (2.06m x 3.05m)
En-suite shower room	
Bedroom two	12'1 x 10'8 (3.68m x 3.25m)
Bedroom three	9'4 x 8'4 (2.84m x 2.54m)
Family bathroom	8'3 x 7'5 (2.51m x 2.26m)
Double garage (split into two areas)	16'7 x 19'7 (5.05m x 5.97m)
Front garden laid to paving (off road parking)	
South facing rear garden	





Floor Plans

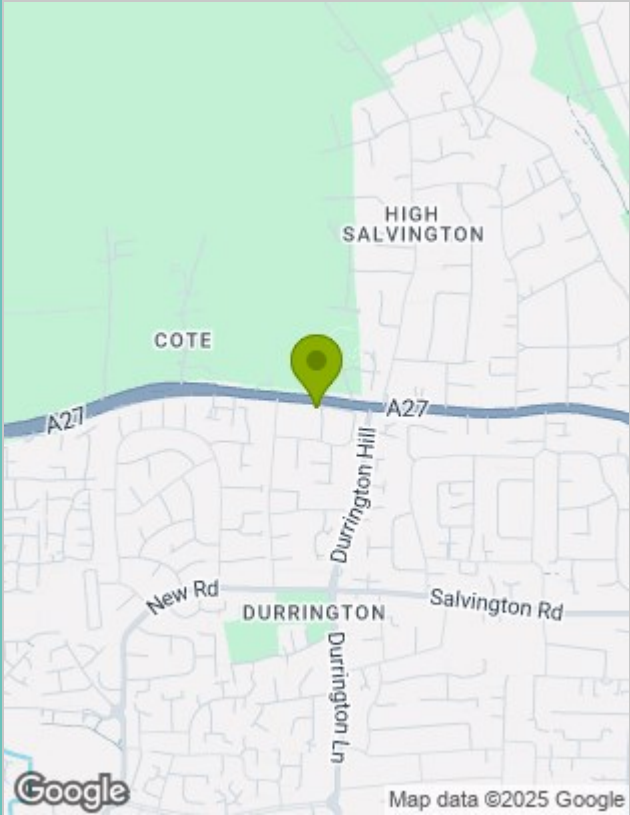


Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

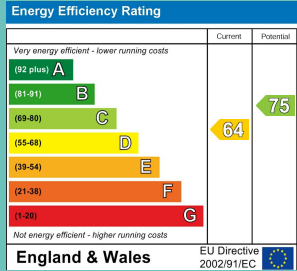
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Location Map



Energy Performance Graph



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