



HYTHE ROAD, WORTHING
£950,000 FREEHOLD

Winkworth



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Winkworth Worthing is delighted to bring to market this immaculate family home in a desirable location. Situated on Hythe Road just off Grand Avenue and 200m from the beach. This property has been thoughtfully renovated and updated to a high standard by the current owners.

On arrival the property boasts kerb appeal as well as the convenience of off road parking.

As you step through the front door, you are greeted by a spacious hallway that sets the tone for the generous proportions found throughout the home. The hallway serves as a welcoming entrance, but also as a snug seating area.

The heart of the home is the modern open plan L-shaped kitchen/ diner /lounge which is light and bright courtesy of the bespoke bi-fold kitchen window and doors giving access to the south facing garden. The kitchen offers a range of neutral wall and base units with sleek worktops and build in appliances. A well designed home wouldn't be complete without a utility room and this property offers a large utility area with a mezzanine floor which would be ideal for additional storage. The property offers an additional lounge with feature log burner. Furthermore there is a downstairs bedroom which has a fantastic outlook onto the garden.

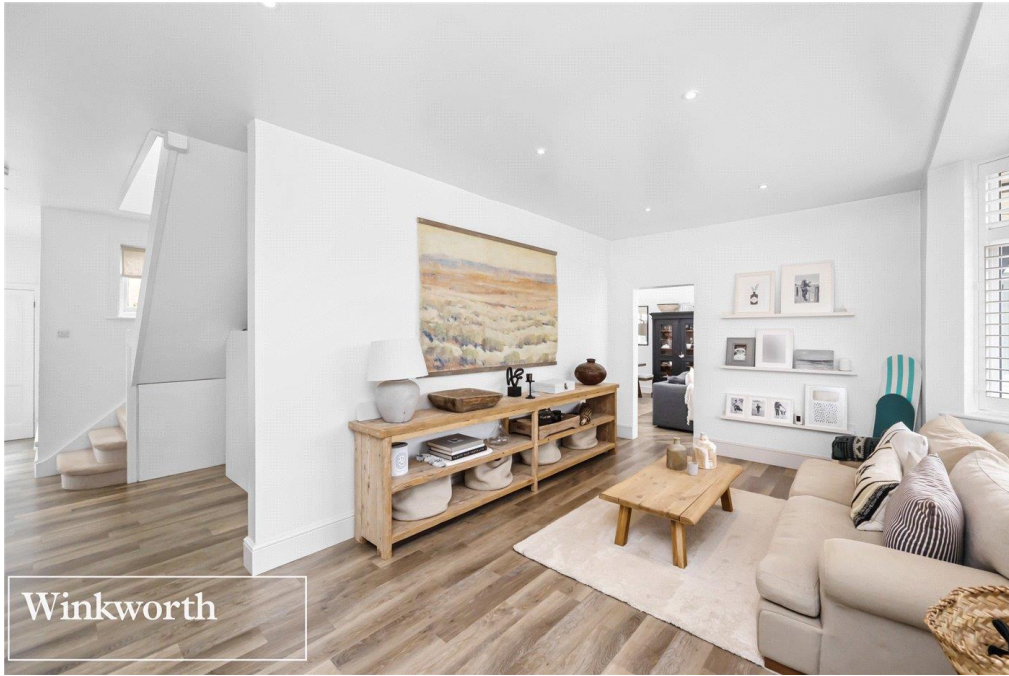
The main family bathroom is located on the ground floor and benefits from a bath, walk in shower, w.c and wash basin with vanity unit. On the first floor the property boasts three well-appointed double bedrooms with the master offering an en-suite shower room.

Externally, the property benefits from a south facing rear garden which has been carefully landscaped to create a fantastic space to enjoy in all seasons. Additional benefits include underfloor heating to the kitchen/diner/lounge as well as the main bathroom.

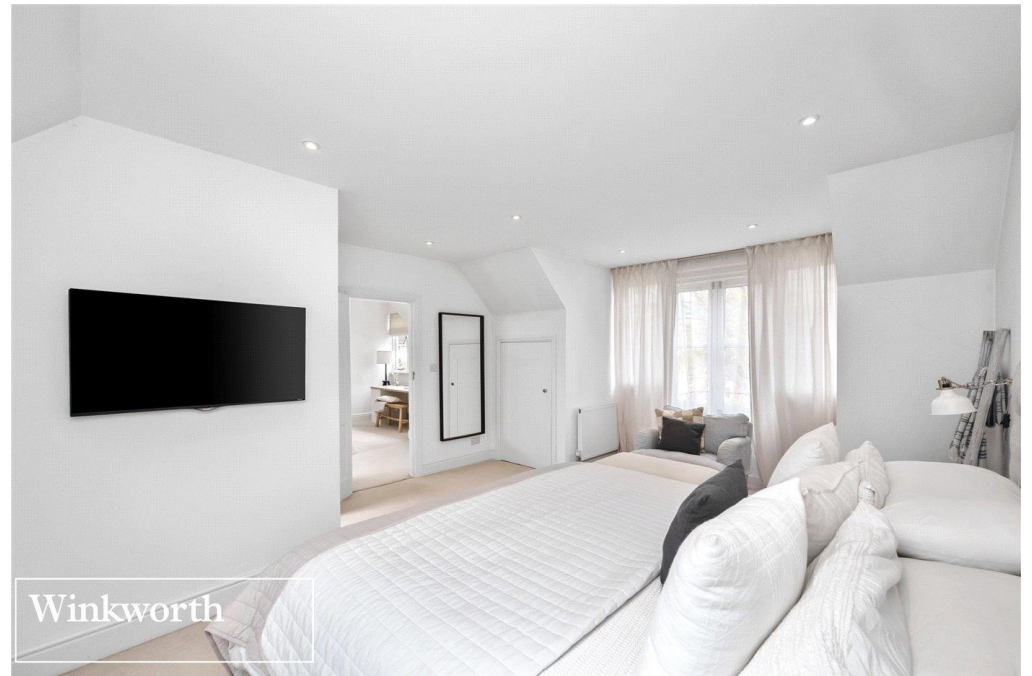
LOCATION

This property is ideally situated being close to local amenities in West worthing including the train station. The beach and promenade are just 200m and Worthing town centre is approximately one mile away with its abundance of shops, cafes and restaurants.





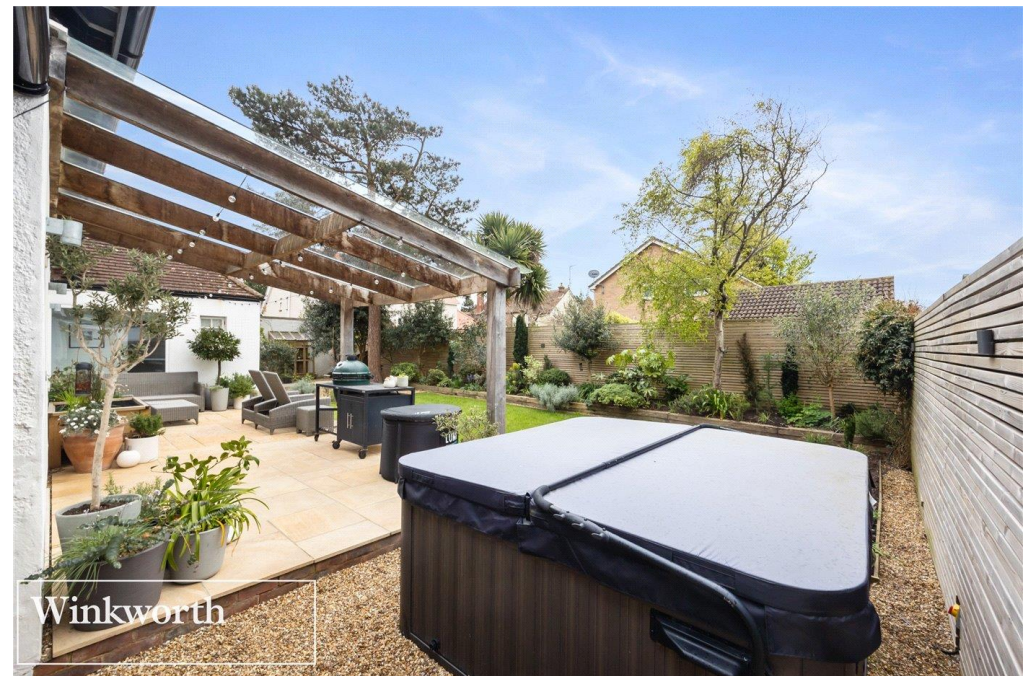
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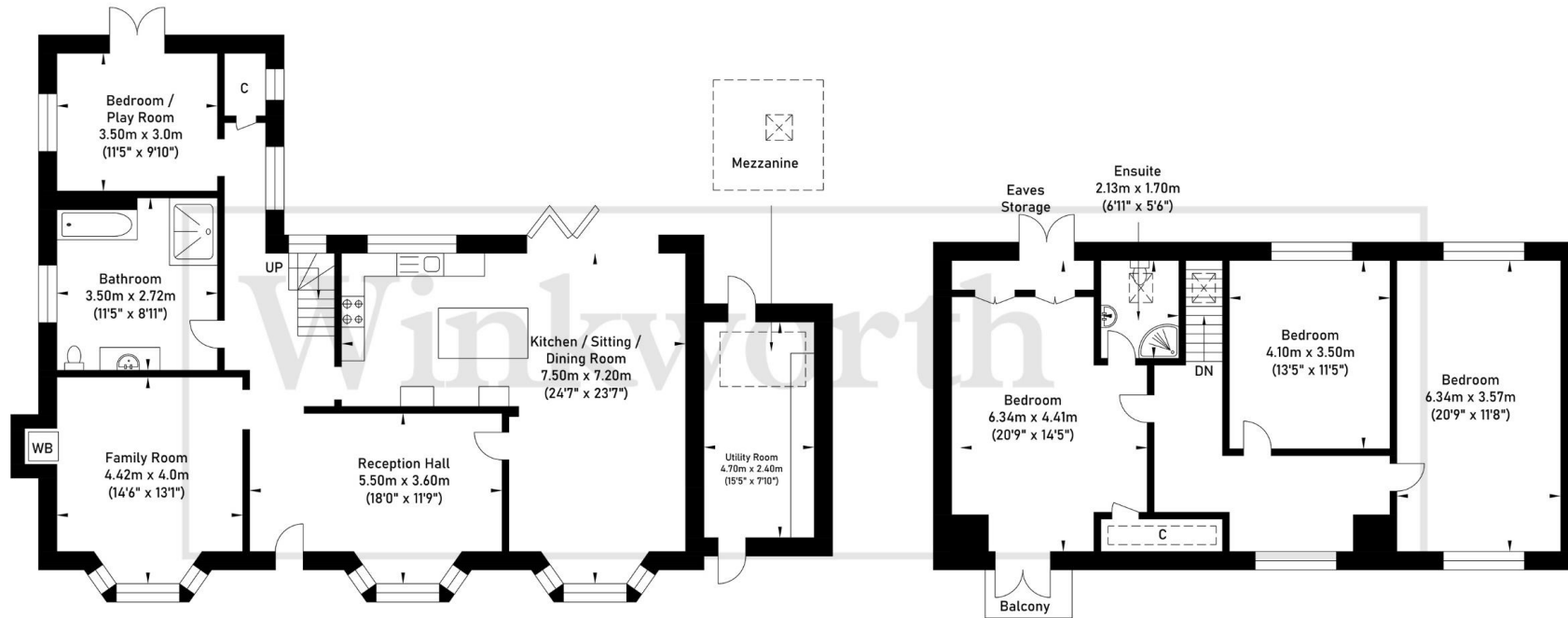


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Hythe Road



Ground Floor
Approximate Floor Area
1361.63 sq ft
(126.50 sq m)

First Floor
Approximate Floor Area
905.56 sq ft
(84.13 sq m)

Approximate Gross Internal Area = 210.63 sq m / 2267.20 sq ft
Illustration For Identification Only - Not To Scale © Winkworth Worthing

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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