



22 Halsbury Road, Worthing, BN11 2JP

Greenways Property is delighted to present this beautifully maintained, extended three-bedroom, mid-terraced home on Halsbury Road in Worthing. The property boasts two generous reception rooms, a bathroom featuring a jacuzzi bath, and a modern kitchen. To the rear, the 75ft south-facing garden offers a peaceful retreat, complemented by a summer house/garden office. There is a drive to the front offering parking for 2 cars. The house is ideally situated in a sought-after residential location and is in close proximity to excellent schools for all ages, local parks, Worthing Hospital and the town centre.

Guide price £425,000

22 Halsbury Road, Worthing, BN11 2JP



- Three bedroom family house
- Two reception rooms
- Family bathroom and separate WC
- 75ft Southerly garden
- Summerhouse/Garden office
- Driveway with parking

Entrance Hall

Double glazed front door, ceiling spotlights, under stairs storage cupboard, stairs to the first floor. The entrance hall opens up giving potential space for a desk.

Living Room

12'5 x 11'11 (3.78m x 3.63m)

Double glazed bay window overlooking the front, coved ceiling, radiator, faux fireplace.

Dining Room/Reception

10'11 x 10'11 (3.33m x 3.33m)

Coved ceiling, tv aerial point, radiator and an open arch to kitchen.

W.C

6' x 4'5 (1.83m x 1.35m)

Low level WC with push button flush, pedestal wash hand basin with mixer tap, heated towel rail, ceramic tiled floor, double glazed window with a southerly aspect.

Kitchen

11'8 x 10'7 (3.56m x 3.23m)

Southerly aspect sliding glazed patio doors leading to garden, fitted kitchen with floor and wall mounted units, roll top work surface with matching splash backs, ceramic tiled flooring, central ceiling spotlights with additional under unit lighting, double glazed window to the West. Space for; oven, fridge freeze, washing machine, tumble dryer and dishwasher. Wall mounted 'Ideal' gas boiler.

First Floor Landing

8'9 x 6'5 (2.67m x 1.96m)

Door to all first-floor rooms, stairs leading up from entrance hall, ceiling spotlights, coved ceiling, access hatch to loft.

Bedroom One

13'1 x 10'3 (3.99m x 3.12m)

Double glazed window overlooking Halsbury Road, radiator, coved ceiling and wood laminate flooring.

Bedroom Two

10'10 x 10'11 (3.30m x 3.33m)

Southerly aspect doubled glazed window overlooking the rear garden, wood laminate flooring and coved ceiling.

Bedroom Three

7'1 x 7'1 (2.16m x 2.16m)

Double glazed window overlooking Halsbury Road, radiator and coved ceiling.

Bathroom

5'11 x 6'4 (1.80m x 1.93m)

Modern white suite, comprising; jacuzzi bath with 'MIRA' power shower over, low level W.C with push button flush, vanity unit with inset wash basin and storage beneath, tiled walls, tiled floor, extractor fan, double glazed window with southerly aspect, heated towel rail, coved ceiling and ceiling downlights.

Rear Garden

75' x 19'5 (22.86m x 5.92m)

Mature rear garden with a southerly aspect. Raised patio and seating area, fish pond, paved paths and flower borders.

Garden Office Room

11'11 x 11'10 (3.63m x 3.61m)

Brick built garden room, ideal as a summer house, office, studio or storage. There are double glazed French part glazed doors and double glazed window to the side there is light and power.

Front Garden / Drive

Formal front area with block paved drive offering parking for two family cars. Steps up to the front door.

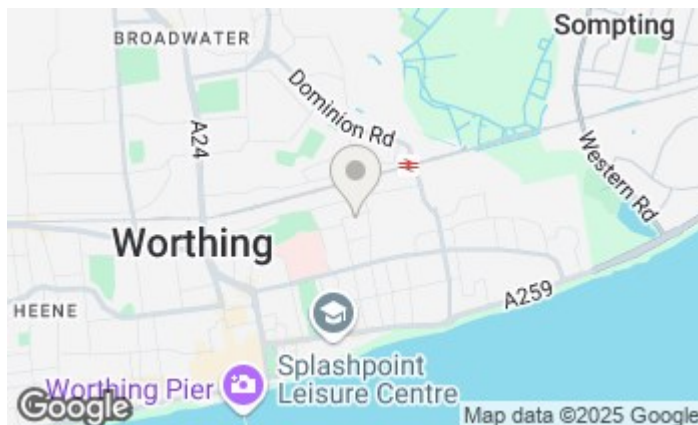
Other Information

Tenure: Freehold

Parking: Driveway and on street parking

Council Tax Band: C

Local Authority: Worthing Borough Council

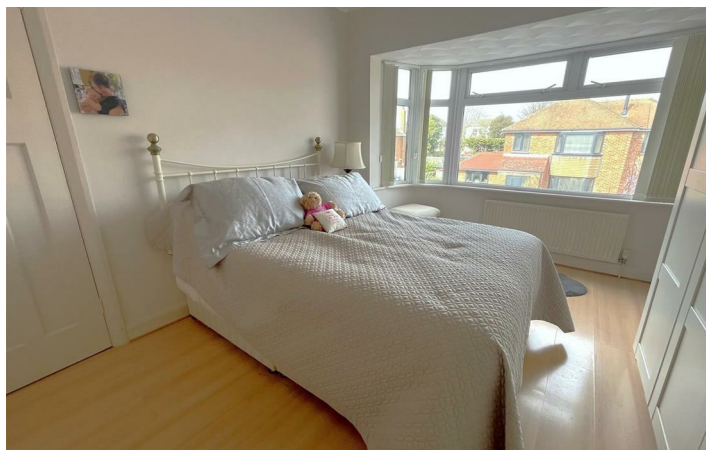


Directions

From Worthing Pier: Head north on Montague Place towards Marine Parade. Turn left onto Marine Parade (A259) and continue for about 0.3 miles. Turn right onto Grand Avenue and follow it for 0.6 miles. At the roundabout, take the first exit onto Mill Road and continue for 0.3 miles. Turn left onto Halsbury Road and follow it for 0.2 miles. 22 Halsbury Road will be on your right. Total distance: Approximately 1.4 miles (~5 minutes by car, ~25 minutes on foot).

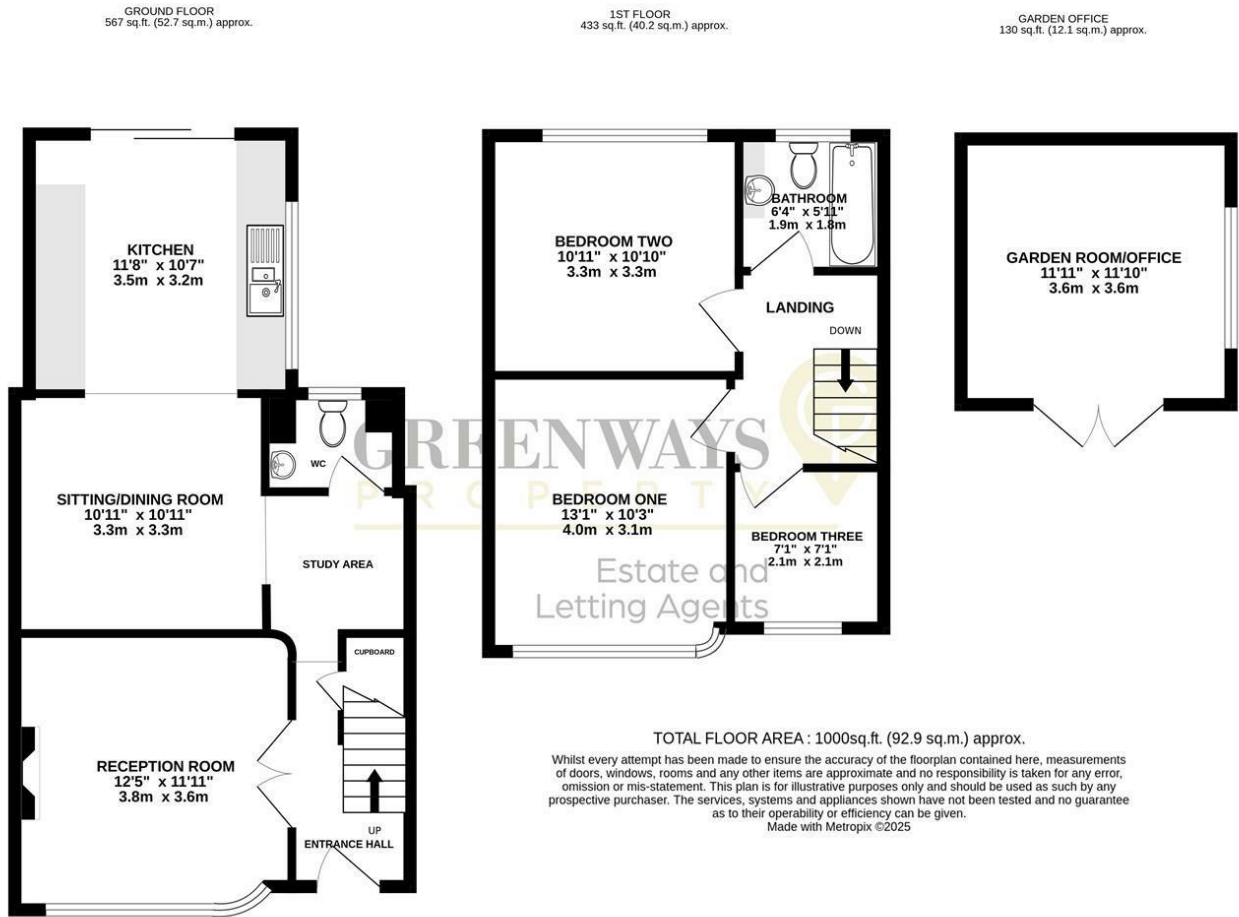
01273 28 68 98

22 Halsbury Road, Worthing, BN11 2JP



01273 28 68 98

Floor Plan



PLEASE NOTE:

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.

