



## 9 HIGHFIELD ROAD WORTHING, BN13 1PX

FREEHOLD

Guide Price £625,000 - £650,000. Beautifully presented semi-detached family home with west facing garden. This stunning property benefits from a ground floor extension and loft conversion with good sized rooms, a lovely layout and plenty of natural light combining to create a real sense of space throughout. Having been sympathetically modernised to a high standard throughout, internally and externally with a mix of period features and modern improvements, this home really does offer the wow factor. The impressive accommodation comprises; four double bedrooms, family bathroom, en-suite shower room, dual aspect through lounge diner and magnificent kitchen/ breakfast room opening on the delightful rear garden.

Situated in an attractive, quiet road located within easy reach of plenty of local amenities and schools. Worthing town centre is accessible along with the seafront and mainline train station offering regular and direct links to Brighton & London.

**Nicholas  
James**

SALES LETTINGS AUCTIONS



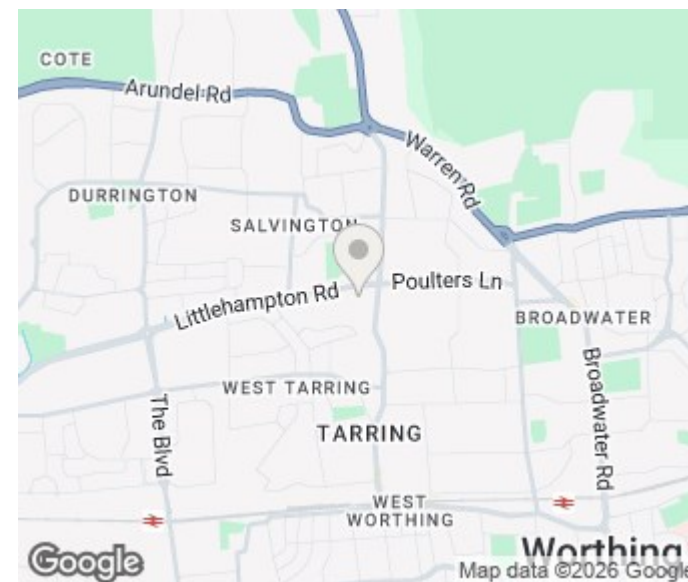




9 Highfield Road

Total Area: 135.6 m<sup>2</sup> ... 1460 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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