



Whylands Crescent | Worthing | BN13 3HQ  
Guide Price **£540,000**





A deceptively spacious detached house, offering generous accommodation perfect for family living with four bedrooms, four reception rooms and two bathrooms. The property benefits from being beautifully presented, offering a sought after South facing garden and having Solar panels.





## Key Features

- Detached House
- Four Bedrooms
- Four Reception Rooms
- Refitted Kitchen
- Two Bathrooms
- Solar Panels
- South Facing Garden
- New Double Glazing Throughout
- Beautifully Presented
- Annex Potential



**4 Bedrooms**



**2 Bathrooms**



**4 Reception Rooms**

### INTERNAL

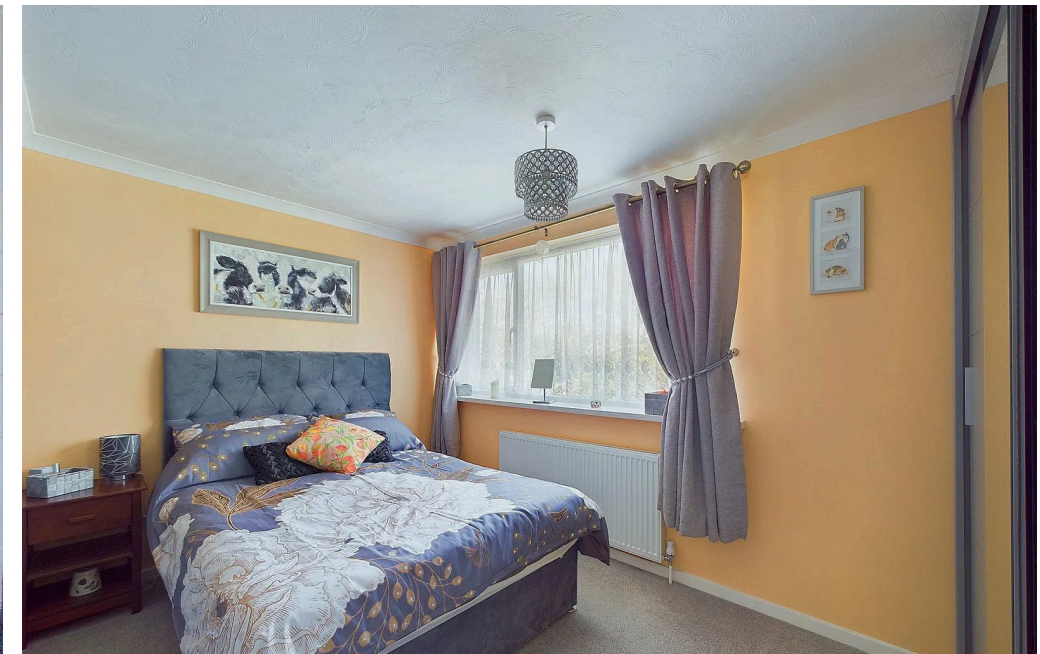
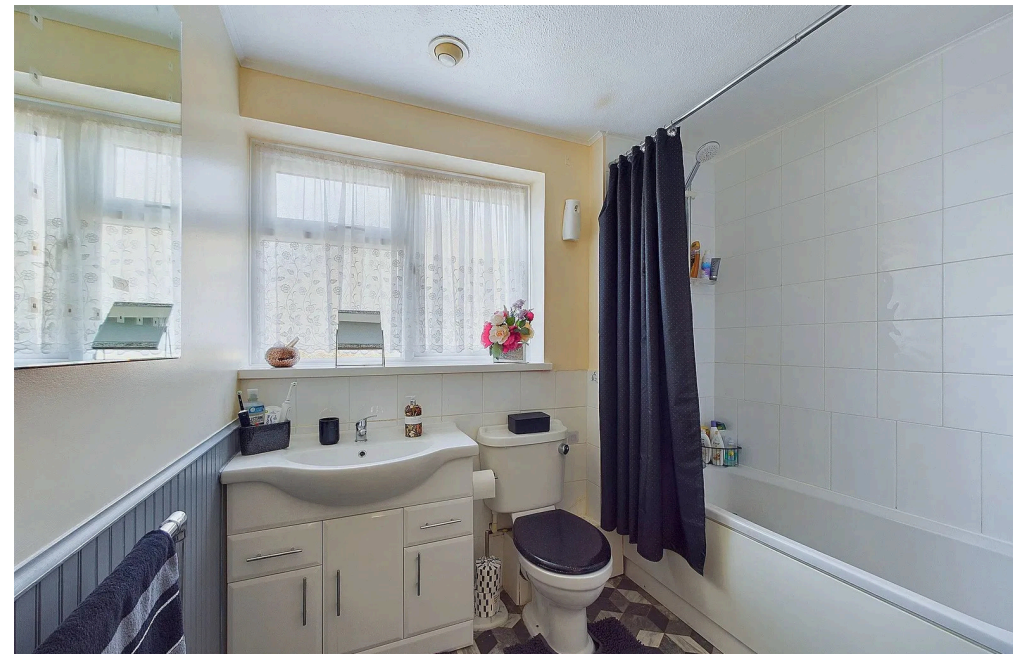
This property is a deceptively spacious detached house, offering generous accommodation perfect for family living. Designed with versatility in mind, it not only provides ample living space for the entire family but also includes the flexibility of an annex. The main living and dining room enjoys a sunny south-facing aspect, creating a bright and inviting space. The recently refitted kitchen leads seamlessly to a utility room, providing practicality and convenience. Additional ground-floor features include a conservatory, a dedicated office, a versatile reception room, and a shower room. Upstairs, there are four well-proportioned bedrooms, with the main bedroom benefiting from a stylish array of built-in wardrobes, drawers, and a matching dressing table. The family bathroom is generously sized, featuring a large airing cupboard for added storage. The property also includes a useable loft space, accessible via a fitted staircase and equipped with two double glazed windows. This space offers excellent storage options or can be used as an occasional room, providing further flexibility.

### EXTERNAL

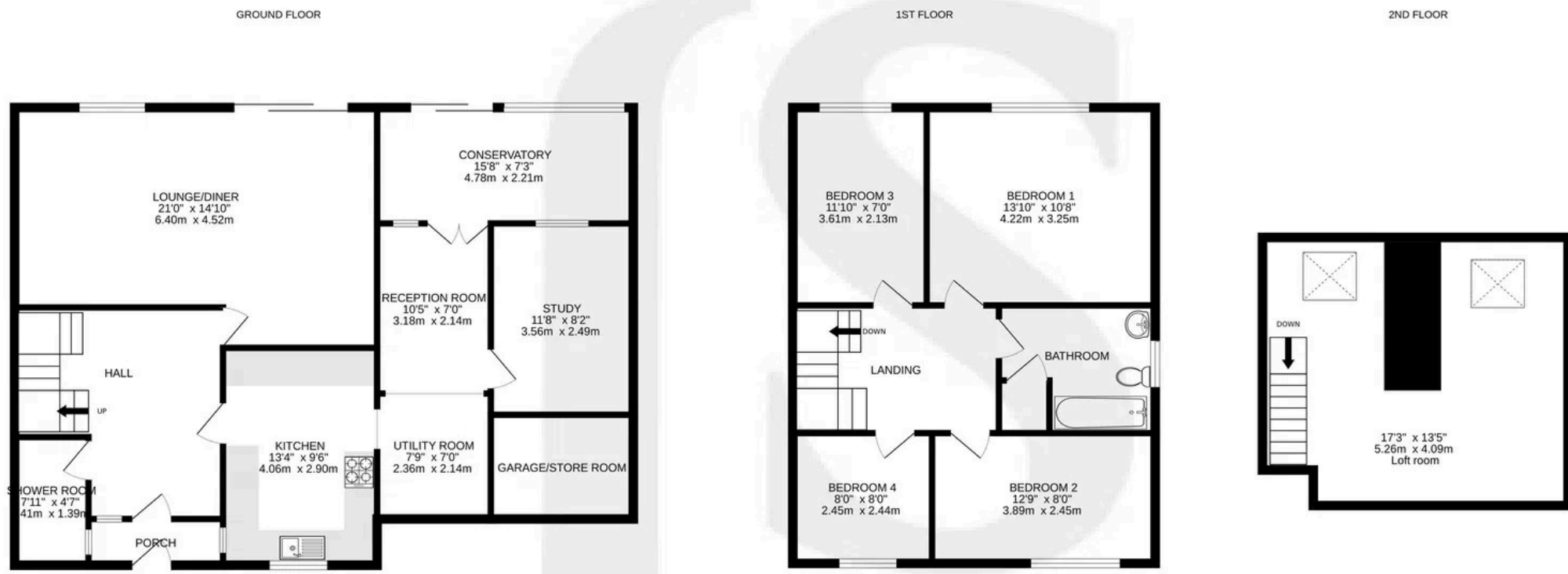
The rear garden is a true highlight of this property, featuring a sought-after south-facing aspect that enjoys plenty of natural sunlight throughout the day. It is thoughtfully divided into two main areas, of patio and lawn, with established plant and flower borders, perfect for children to play or for relaxing outdoors. The garden also includes a timber-built shed. The front garden complements the home with an area of lawn surrounded by mature planting. The remainder has been laid to block paving, offering a welcoming pathway to the front door and providing off-road parking.

### SITUATED

In the popular Salvington area of Worthing, local amenities can be found nearby on Salvington Road approximately half a mile away with Tesco Superstore just over three quarters of a mile away. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 3.6 miles away. Bus services run nearby.







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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area as quoted by EPC: 1356 SqFt  
 Tenure: Freehold  
 Council tax band: E

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.