



LOUNGE

KITCHEN / DINER

GROUND FLOOR WC

UTILITY ROOM

GAS FIRED CENTRAL

HEATING

4 BEDROOMS

SECOND FLOOR SHOWER

ROOM

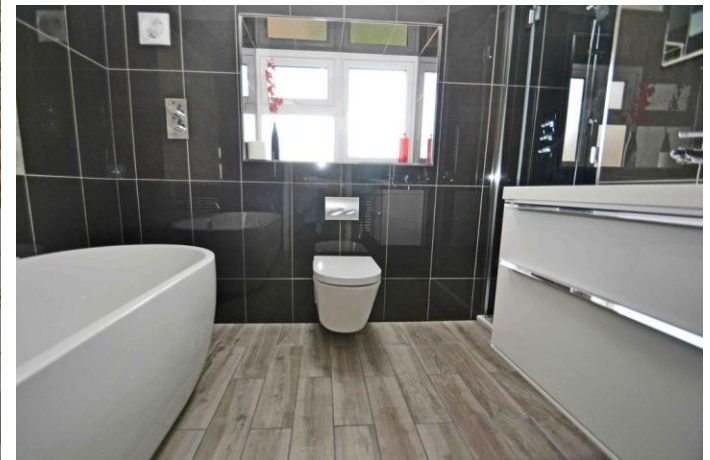
DOUBLE GLAZING

5 Malvern Close, Worthing, BN11 2HE

£450,000 FREEHOLD

**RUSSELL
PONSFORD**

AN IMMACULATE 4 BEDROOM TERRACE HOUSE SITUATED JUST OFF WORTHING SEAFRONT HAVING BEEN RECENTLY EXTENDED AND REFURBISHED THROUGHOUT. ACCOMMODATION ARRANGED OVER THREE FLOORS THIS IMPRESSIVE HOUSE WOULD MAKE AN IDEAL FAMILY HOUSE.



80 Ham Road, Worthing, West Sussex, BN11 2QY

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ENTRANCE HALL: Stairs to first floor

LOUNGE: 14' 6" x 12' 4" (4.42m x 3.76m) UPVC double glazed windows, radiator, two floating shelves with feature LED lighting below, two wall light points, power and areal point for wall mounted TV, ceiling light.

FITTED CONTEMPORARY KITCHEN/DINING ROOM: 25' 7" x 16' 7" (7.8m x 5.05m) Radiator, two wall light points, two floating shelves with LED lighting, two skylights, feature LED striplight with remote control for colour changes, wall mounted thermostat, large double glazed sliding doors to garden, inset ceiling lights, central ceiling light. Range of wall and base storage units and island with earth stone worktop, island with inset sink & drainer with stainless steel extendable mixer tap, seating area for breakfast bar, inset 4 ring 'Zanussi' induction hob with extractor fan above, worktop level oven, grill and microwave, integrated 'Zanussi' dishwasher, built in 'Samsung' American style fridge freezer with water cooler, LED feature under unit lighting.

GROUND FLOOR CLOAKROOM: Low level WC, wall mounted hand wash basin with storage unit below, extractor fan, ceiling light.

UTILITY ROOM: Wall and base storage units with roll top work surface, inset stainless steel sink and drainer unit with mixer tap, standing space for washing machine, inset ceiling lights.

FIRST FLOOR LANDING: Inset ceiling lights, stairs to second floor.

BEDROOM TWO: 15' 3" x 12' 0" (4.65m x 3.66m) Bay housing UPVC double glazed windows offering views of the sea, TV point, radiator, inset ceiling downlights, centralised ceiling light.

BEDROOM THREE: 12' 0" x 11' 3" (3.66m x 3.43m) uPVC double glazed window, contemporary radiator, TV point, ceiling light.

BEDROOM FOUR: 8' 4" x 6' 9" (2.54m x 2.06m) Bay UPVC double glazed windows, radiator, TV and internet point, inset ceiling downlights.

LUXURY BATHROOM: Contemporary free standing double ended bath with centralised mixer tap and wall mounted controls, low level WC with concealed cistern, walk in shower tray with glass door, waterfall style shower head and wall mounted controls, his and hers double sink with vanity unit below, two heated towel rails, fully tiled walls, extractor fan, UPVC double glazed window, Velux window, feature recess LED lighting, inset ceiling downlights.

Stairs To Second Floor Landing LED stair lighting, skylight allowing natural light, inset ceiling downlights.

MASTER BEDROOM: 21' 0" x 14' 4" (6.4m x 4.37m) Slopping ceilings with two Velux windows offering views of the sea, eaves storage cupboard with gas fired combination boiler, radiator, two UPVC double glazed double doors to Juliet balcony offering superb viewings of the South downs, two wall light points, two wall reading light points, wall mounted TV point, point for wall mounted TV, inset ceiling lights.

SHOWER ROOM: Step in corner shower tray with sliding glass door and wall mounted shower head and controls, low level WC, hand wash basin with vanity unit below, heated towel rail, fully tiled walls, obscured UPVC double glazed window, inset ceiling downlights.

LANDSCAPED REAR GARDEN : A real feature of the property as it can be accessed directly from the family room, sandstone paved seating and BBQ area with raised flower beds, raised lawn with surrounding sandstone paving leading to rear hard standing area which has been prepared to house a hot tub.

BLOCK PAVED FRONT GARDEN: To provide off road parking.



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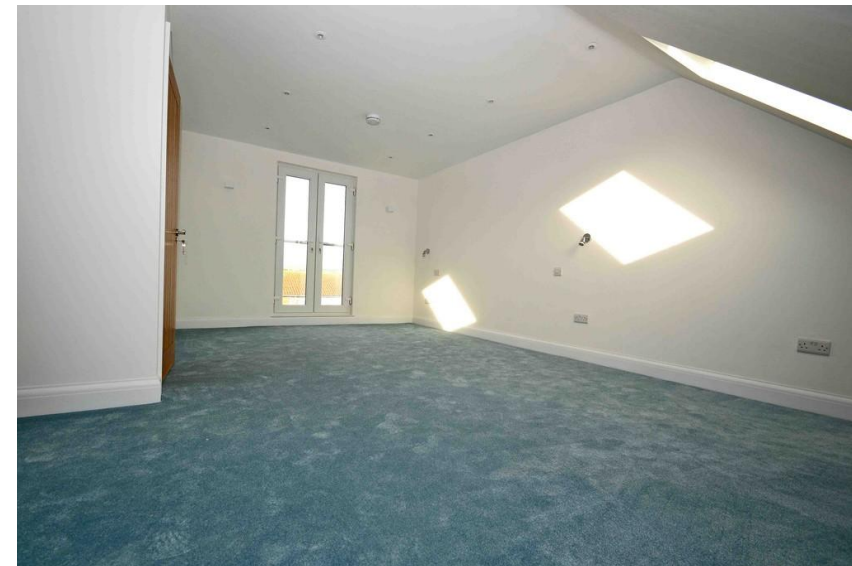
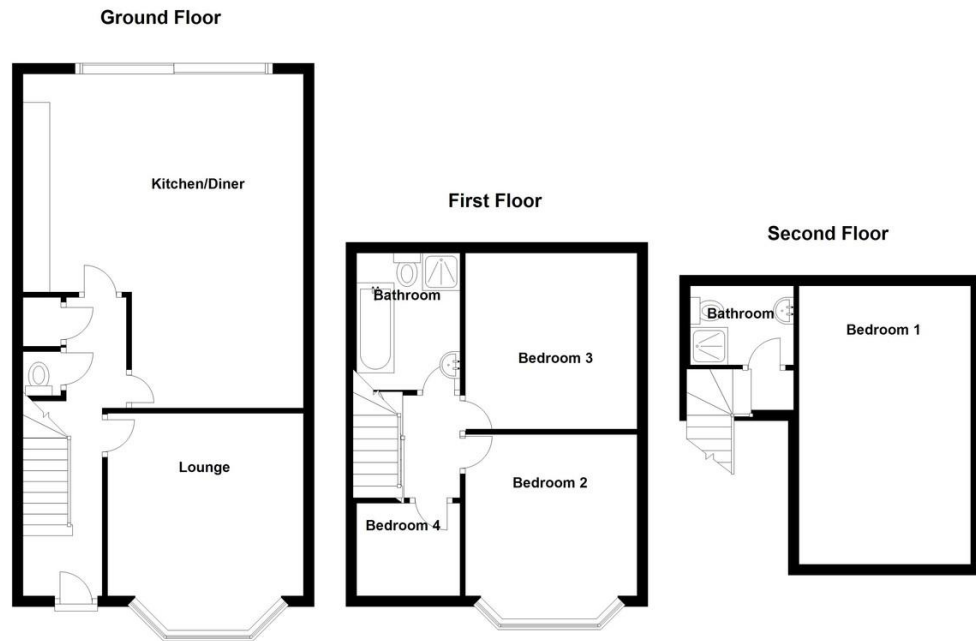
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		72	81
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		67	76
		EU Directive 2002/91/EC	



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