



Matthew  
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ESTATE AGENCY

*It's all in the details...*



# 27 Ophir Road

Worthing, West Sussex, BN11 2SS

£600,000

- Detached Contemporary Four Bedroom Home
- Prized Location Set Back From the Seafront and Beach
- 21'5ft Living Room with Fireplace
- Adjoining Contemporary Conservatory
- Separate Dining Room Opening Onto the Patio
- Large Fully Fitted Modern Kitchen with Integrated Appliances
- Family Bathroom & Ground Floor Cloakroom
- Enclosed West Facing Garden and Charming Large Front Garden
- Solar Panels, Central Heating & Double Glazing
- Private Driveway and Integral Garage

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### **Step Inside**

Perfectly placed within a prized position that brings you out onto the seafront, this excellent detached house is ideal for anyone longing for a location that allows them to be relaxing on the beach within a matter of moments.

Sitting back from the road behind the established colour and greenery of a commendably sized garden that instantly prompts an enticing introduction, when you step inside from its enclosed entrance porch you'll find a brilliantly fluid layout unfolding from a central hallway. Designed to be filled with natural light and to allow the gardens to play an integral part of your daily life, this is a superbly presented modern day family home.

With garden vistas to both the front and rear, an impeccable sitting room stretches out over an impressive 21'5ft providing a wealth of space for everyone to enjoy. With soft plush carpeting beneath your feet and the subtle tones of a refined grey colour scheme, its contemporary fireplace lends a homely focal point and a tall column radiator is a considered finishing touch. Allowing you to create a superb easy flowing extension, glazed sliding doors open onto a first class conservatory that connects you with the patio and supplies a large peaceful retreat to sit back and escape with a morning coffee or enjoy an afternoon siesta. Flexible to your needs, this versatile space has the potential to be a playroom or home office if needed.

With sliding doors of its own, the equally notable dining room makes it effortlessly easy to step outside for al fresco meals. Perfect for both family meals or evening spent catching up with friends, its more than generous proportions open into the wonderfully sized kitchen where a wealth of tastefully chosen modern cabinets are topped with sleek rich grey countertops and house integrated tower ovens. Arranged to accommodate a great array of additional freestanding appliances, the user friendly layout provides access to both the garden and the integral garaging, making it easy to unpack shopping and take barbeque supplies straight from the car out to the grill. An under-stairs cupboard provides handy hidden storage and a ground floor cloakroom is an added bonus for any busy household.

The cohesive presentation and sense of space continue upstairs where four enviably dimensioned bedrooms are beautifully light and bright. Combining to provide an ideal measure of accommodation with the versatility to cater to your own needs and lifestyle, together they share a stylish family bathroom with a modern suite that has both a full size bath and separate shower cubicle.

### **Step Outside**

Bordered by the blooms of established roses the considerable front garden of this Ophir Road home creates a welcoming first impression and hints at the style and space that waits for you inside. A charming water feature sits prominently within the substantial walled lawn, while to the side a broad private driveway unites with the integral garaging to give you plenty of off-road parking.

At the rear the sliding doors of the conservatory and dining room give you every excuse to step out into the sunshine. Whether you choose to sit back and relax on the landscaped paved patio that wraps-around an easy to maintain lawn, or prune the mature shrubs of fully stocked flowerbeds, this west facing space offers a hugely restful and tranquil escape from the world outside. High fencing adds a coveted sense of privacy and seclusion, a modern greenhouse sits in its own delineated zone and a timber shed has storage for your bikes, barbeques and garden furniture.

### **In Your Local Area**

Situated to the east of Worthing town centre in a prized location leading off the seafront road, the bustling independent shops and cafes of Brighton Road are only a short walk from your door, with the beach and promenade directly behind them. For those who love their seafood, the ever popular Chipwick and the seafront CrabShack are both nearby. Ideally positioned for all that Worthing has to offer, the city centre with its wide range of high street and independent amenities is within easy reach, and there are plenty of supermarkets to choose from including Waitrose, Morrisons and Marks & Spencer.

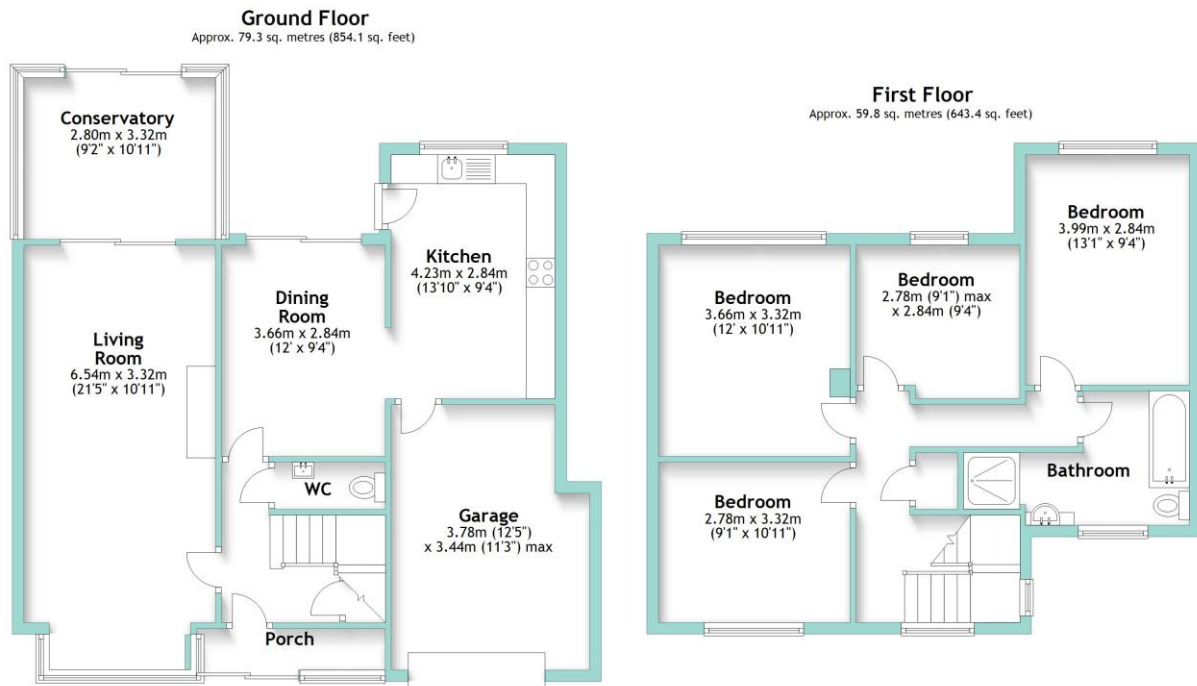
For families there's a great selection of highly regarded schools in the local area including Seadown School, Lyndhurst Infant School, Chesswood Junior School and Davison Girls School, all of which are currently rated as either as Outstanding or Good by Ofsted.

Stretching out along the coast for approximately 5 miles, the shingle beaches of Worthing with their promenades and palm trees are ideal for cyclists or those who just enjoy a stroll in the sunshine. Locally caught fish is often available to buy and take home.

The coast road takes you directly to Portslade, Hove and Brighton in one direction and onto nearby Ferring with its ever popular Sea Lanes beachfront cafe in the other. The A27 offers convenient routes across Sussex from Portsmouth to Eastbourne, and East Worthing mainline station is just over half a mile on foot.







Total area: approx. 139.1 sq. metres (1497.5 sq. feet)

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>		
(55-68) <b>D</b>	66	70
(39-54) <b>E</b>		
(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	

**Council Tax: Adur & Worthing Band D**

**Disclaimer**

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only.