



Matthew  
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ESTATE AGENCY

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



# 40 Garrick Road

Worthing, West Sussex, BN14 8BB

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## Offers Over £425,000

- Detached two bedroom bungalow
- Prized large corner plot
- Walled wrap-around gardens
- Gated driveway parking and garage
- Main bedroom with en suite shower room
- Large elegant living room with French doors to the garden
- Triple aspect fully fitted kitchen/dining room
- Stylish large bathroom with both inset bath and shower cubicle
- Tastefully presented throughout
- Great location with easy access to the town centre and mainline stations

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## **Step Inside**

Nestled away within walled wrap-around gardens that offer a classic cottage garden feel, this impressively sized detached bungalow sits within a large corner plot. A cleverly designed layout offers an impressive feeling of space while a gated driveway adds a cherished feeling of privacy. Tastefully presented yet with scope to be refreshed to reflect your own sense of style, it is filled with light and leafy views.

Sitting centrally within the L-shape of its build a superb entrance porch gives a great introduction with its double glazed windows and high canopied roof. Inside, the easy flowing layout leads the way to an elegant double aspect living room beautifully lit by full height bay windows with French doors that tempt you out onto a patio. With classic picture rails above you and the mature planting of the gardens adding an idyllic backdrop, its generous dimensions supply ample space in which to relax and unwind.

Generating a spacious open plan layout, an excellent triple aspect kitchen/dining room has a hugely sociable and inviting feel. The wide curve of the bay windows in the considerably sized dining area creates an ideal spot for a family sized dining table while the modern Shaker cabinets and sleek countertops of the fully fitted kitchen wrap-around to both delineate and unite each part of the room. The design of the kitchen accommodates a range cooker and its tall pantry cupboard adds to the notable amount of storage on offer.

The classic charm of the picture rails continues in each of two double bedrooms. Whilst both have soft grey carpeting and fitted wardrobes, the main bedroom opens out onto a side patio and has the added bonus of an en suite shower room.

Combining old school elegance with contemporary convenience, the family bathroom is equally light and bright and has a brilliantly wide mirrored recess where a modern countertop basin sits beneath wall-mounted taps. A full sized bath is inset into a richly toned tile surround that matches the feature mosaics and an additional shower cubicle and tall towel radiator add the perfect finishing touches.

## **Outside**

Perfectly positioned to have large wrap-around gardens, this detached bungalow sits in a corner plot bordered in the main by patterned brick walls and the greenery of established hedging and shrubs. Filled with the colour of mature flowering shrubs, trees and vines and with a choice of paved, lawned and pebbled spaces to sit and unwind in the sun, it's easy to see that these gardens are a tranquil escape from the world outside. Together with the detached garage a brick paved gated driveway provides plenty of private off-road parking.

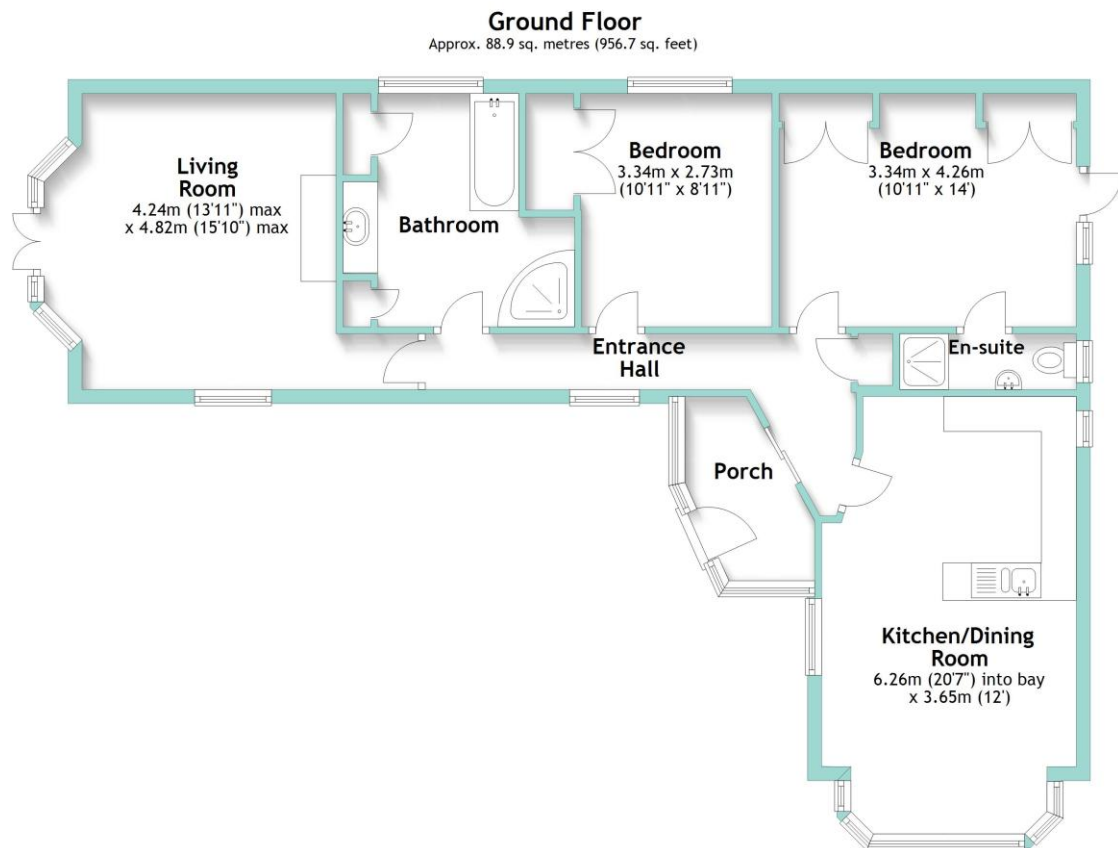
## **In Your Local Area**

Situated in a popular residential location, this detached home is only moments from the very centre of Worthing. East Worthing and Worthing mainline stations are both less than a mile away with regular routes into London and Brighton. The town centre with its wide range of high street and independent cafes, shops, bars and restaurants is within easy reach with supermarkets such as Morrisons, Waitrose and Marks and Spencer. Local schools include Springfield Infant and Nursery, Chesswood Junior School and St Andrew's CE High School. The coast road takes you directly to Portslade, Hove and Brighton in one direction and onto nearby Ferring in the other. The nearby A24, A259 and A27 provide convenient routes across Sussex from Portsmouth to Eastbourne.

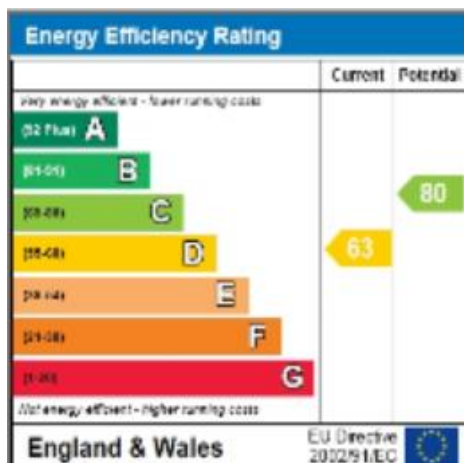








Total area: approx. 88.9 sq. metres (956.7 sq. feet)



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

**Tenure:** Freehold

**Flood Risk:** Rivers & Seas: Very Low  
Surface Water: Very Low

**Broadband:** (estimated speeds)

Standard	17 mbps
Superfast	80 mbps
Ultrafast	1000 mbps

#### 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. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.