



# *The Farmhouse*

BN13 3RS, Worthing

mishons

# This superb four bedroom detached family home is the perfect blend of history meeting modern luxury. There is a special garden and the bonus of a brand new double garage.

As you arrive to the property the recently laid driveway has space for numerous cars and the new double garage can also house another two cars. This garage also has electric car charging facilities and solar panels on top of the garage helping keep costs low for the entire house.

The house itself is really impressive, as you enter the property you have a lovely cottage style living room to your left. This is a room that's very in keeping with the age of the building with its exposed flint and brick walls and long burner. You feel like you are in a cottage in the Cotswolds!

Over the entrance hallway is another reception room with another beautiful log burner. This area of the house benefits from lots of natural light. There is an opening to create a lovely open plan feel and combines the reception room with a large dining room. There is ample room for a large dining table to entertain friends and family.

The kitchen is stylish and has a wonderful countryside feel about it, it has excellent colour tones and a lovely kitchen island. You have a lovely view over the rear garden as you're preparing food and there are plenty of cupboard space and work surface areas.

Off the kitchen is a utility room with a downstairs cloakroom with access to the front of the property so perfect if you have just been on a lovely countryside walk to wash off the muddy boots using the outside tap by the side door.

Upstairs are four bedrooms and two bathrooms with one being an en suite shower room. The main bedroom is at the front of the property and is a nice bright room. The en suite shower room is spacious. The second bedroom is also a large double bedroom with lots of space for storage. The third bedroom overlooks the rear garden and again is a good sized double bedroom. The fourth bedroom has space for a double bedroom, it's currently being used as a home office. The family bathroom is modern with a bath tub with separate walk in shower.

Outside you have one of the most unique garden spaces on the market currently. Meticulously designed and landscaped by our clients this is truly special. From the house is a large decked area perfect for a barbecue with friends and family. The unique feature in this garden however is the large pond. Buyers will benefit from relaxing in this wonderful garden in the summer months and benefitting from sun for the majority of the day.

The Farmhouse is located just a short drive between Worthing and the ever popular village of Rustington. The local Waitrose there is just a 10 minute drive away. Easy transport links are a huge selling point for this property with the A27 just a few minutes away with routes to either Brighton or Arundel. Goring by sea train station is just a 4 minute drive away with its direct trains to Brighton and London. David Lloyd gym is a 5 minute walk away and the tennis club a short walk away too. You are just a 20 minute walk to the south downs.

 *Guide Price*   £900,0000 - £950,000

4



3



2



TBC

















TOTAL FLOOR AREA:  
2,392 sq. ft. (222.3 sq. m.)

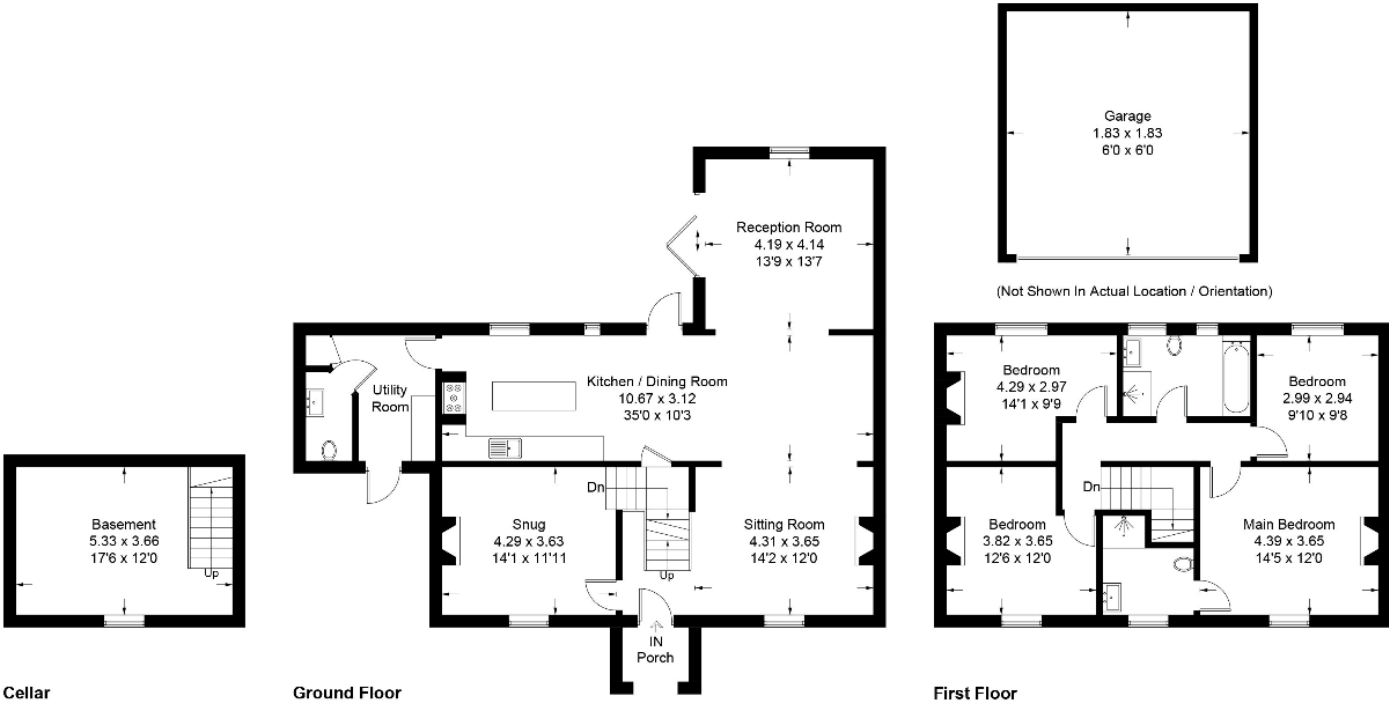


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## Service checklist



Personal, one-to-one service



Expert social media marketing



Honest valuations in line with current market conditions



Professionally designed and printed brochures



Ahead of the game marketing strategies



Daily sales progression



Professional photography



In-house financial advisors

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