



St Georges Road | Worthing | BN11 2DS

£850,000



We are delighted to offer for sale this beautifully presented, charming and characterful period home positioned on this highly desirable road in Central East Worthing, close to local shops, amenities, mainline train station and leisure facilities. This attractive semi-detached home is located less than 150 metres from Worthing's gorgeous seafront and boasts four double bedrooms, four bathrooms, three reception rooms, spacious fitted kitchen with utility room, ground floor W/C, large west-facing garden and off road parking for multiple vehicles.



Key Features

- Semi-Detached Period Home
- Four Double Bedrooms
- Three Reception Rooms
- Dual Aspect Kitchen
- Utility Room & Ground Floor W/C
- Wealth Of Original Features
- West-Facing Rear Garden
- Off-Road Parking For Multiple Vehicles
- Less Than 150 Metres From The Seafront



4 Bedrooms



4 Bathrooms



3 Reception Rooms

INTERNAL

The covered wooden front door opens into the internal porch, which provides a convenient place to kick off shoes and hang coats before entering into the welcoming entrance hall which benefits from a wealth of original features, under stairs storage and stairs that rise to the first floor. Positioned to the front of the property and measuring a spacious 16' 8" x 12' 1", is the beautifully presented living room which benefits from a large east-facing bay window, allowing for a wealth of light to flood the room. An opening provides access to a further reception room. This cosy and welcoming space also benefits from a bay window which faces south and an ornate, cast iron feature fireplace with mantle and original tiling. Original stripped wood flooring runs throughout both rooms. A wooden door provides access to the dining room which doubles as a dining room/snug and measures 13' 3" x 11' 7" and provides access via sliding doors to the large west-facing feature garden. Positioned to the rear of the property and measuring a generous 20' 1" x 12' 11" is the cleverly designed kitchen which has been installed with contemporary floor and wall mounted white units and integrated appliances which include, a range cooker and dishwasher. Boasting both west and south aspects, this room is light and airy all year round and provides access to the rear garden and utility room with a sink and a separate W/C. To the first floor, there are four double bedrooms, with three of them benefitting from large bay windows. The main bedroom spans the full width of the house and measures 17' 1" x 14' 8", providing plenty of space for various bedroom furniture, such as a wardrobe, bedside tables, a desk and dresser. Three of the bedrooms benefit from en-suite shower rooms and one of them has an en-suite W/C. The family bathroom comprises of a free-standing, roll top bath with centre taps and a wash hand basin. This room has been finished to a contemporary standard with modern white and grey tiles. A separate W/C can also be found on this floor and is accessed from the hallway. Boasting an excellent standard throughout, this period home combines modern living with characterful charm, viewing is highly recommended.

EXTERNAL

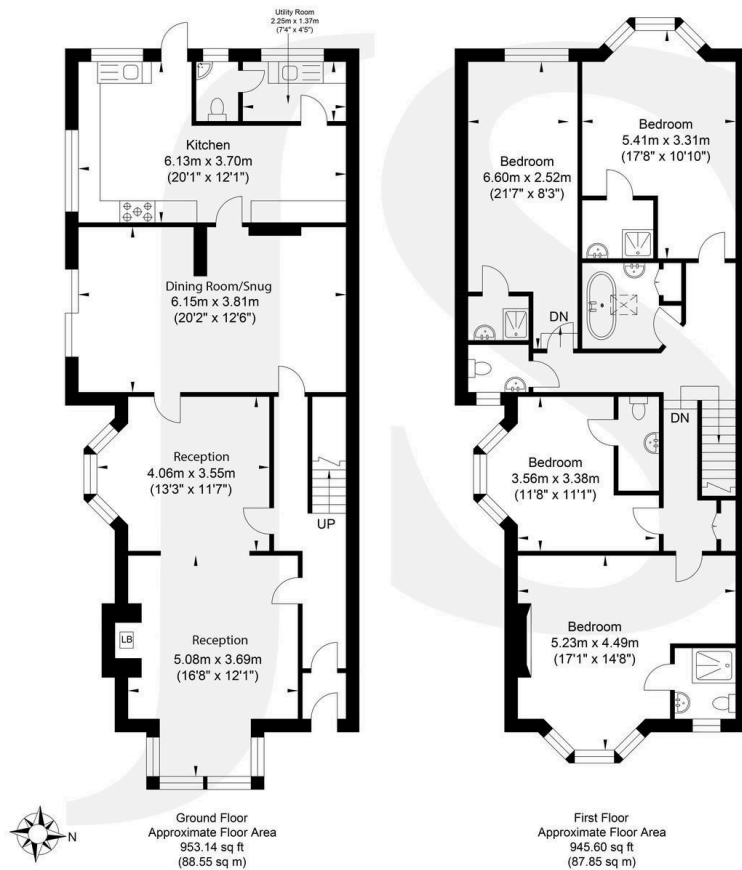
Positioned on a generous plot, the attractive front garden is mature and well established with an assortment of planted shrubs and trees with dwarf walls enclosing all boundaries. The feature west facing, walled rear garden is a good size and has an array of mature, planted borders, that create a private and secluded rear garden perfect for the family to enjoy all year round.

LOCATION

This sympathetically renovated property is positioned in one of Worthing's most prestigious postcodes in central East Worthing. Less than 150 metres from Worthing Seafront and less than half a mile from the town centre, you'll be perfectly located to benefit from some of the best restaurants and cafes in the area. Close-by is the award-winning leisure centre, Splashpoint that boasts two swimming pools, spa and gym. There are also three parks and a sea-inspired children's playground all located next to Splashpoint. Commuters are also well served with Worthing train station's offering regular services along the coast and London.



St George's Road



Approximate Gross Internal Area = 176.40 sq m / 1898.75 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area *as quoted by EPC: 1830 Sqft

Tenure: Freehold

Council tax band: E