



Warwick Road | Worthing | BN11 3ET

Offers Over £750,000

JS
Signature
Jacobs Steel



Jacobs Steel are delighted to offer for sale this delightful and characterful Georgian townhouse, boasting five bedrooms, three reception rooms, a modern fitted kitchen, a contemporary bathroom suite, a full-width balcony with sea views, a courtyard garden and a beautiful roof terrace. This immaculate residence, spanning over 4 floors is located in the heart of Worthing Town Centre conservation area and is less than 100 metres from the seafront and the famous Crabshack restaurant. This sought after home offers a perfect combination of serene seaside living and convenient access to amenities, including shops, cafes, bars and leisure facilities.

A home of style & character





With a blend of historical charm and modern living, this property truly offers the best of both worlds.





Property details: Warwick Road | Worthing

Key Features

- Georgian Period Townhouse
- Five Bedrooms
- Three Reception Rooms
- Modern Fitted Kitchen
- Contemporary Three-Piece Bathroom Suite
- Full-Width West Facing Balcony
- Roof Terrace With Views Overlooking Denton Gardens
- Secluded Courtyard Garden
- Less Than 100 Metres From The Seafront
- Positioned In The Green Heart Of Worthing Town Centre



5 Bedrooms



1 Bathroom



3 Reception Rooms



Exceptional Grade II Listed Georgian Townhouse

INTERNAL

Nestled in the heart of Worthing town centre, with views of Denton Gardens and less than 100 metres from the seafront, this exceptional Grade II listed Georgian townhouse offers a perfect fusion of contemporary comfort and timeless sophistication. With a flexible layout, generous indoor living space, a courtyard linked to the dining area, a roof terrace, and a west-facing balcony, this property is ideal for those seeking convenience, elegance and a vibrant social scene at their doorstep.

Spanning four floors, the house features two levels of living space, with an open-plan lower ground floor housing a sitting room and dining room that doubles as a party area. The dining room boasts an AGA and provides access to the courtyard through double-glazed French doors. Adjacent to the dining area is the kitchen, fitted with modern units, wooden worktops, tiled backsplash, and integrated oven/hob and dishwasher. This smart and contemporary kitchen benefits from a large Georgian sash window overlooking the beautiful courtyard. This floor also offers the convenience of a downstairs toilet and handbasin. Stairs rise to the ground floor where you are welcomed with the spacious and elegant, dual aspect east/west-facing lounge which measures 22'5" x 12'5" and benefits from plentiful natural daylight. On this floor there is an additional room currently used as an office but which could also be used as a single bedroom, perfect for home working and offering views of Denton gardens and of the courtyard below.

The property features a further 4 generously sized bedrooms spread across the first and second floors. The primary bedroom measures a generous 16'6" x 10'6" and offers two sets of French doors opening onto the west-facing balcony.

The stylish family bathroom on the first floor includes a bath with a waterfall shower, wash hand basin, WC, chrome heated towel rail and space and provision for a washer dryer. The two double bedrooms on the top floor each have wash hand basins and provide ample space for family or guests.

One of the most desirable attributes of this elegant townhouse is the private roof terrace overlooking Denton Gardens and the sea. Whether for al-fresco dining, morning coffee, or evening relaxation, this charming outdoor space is a serene retreat just a short distance from the lively promenade and town centre. This attractive home has been sympathetically renovated, offering a move-in-ready experience for its new owners and an internal viewing is highly recommended.

EXTERNAL

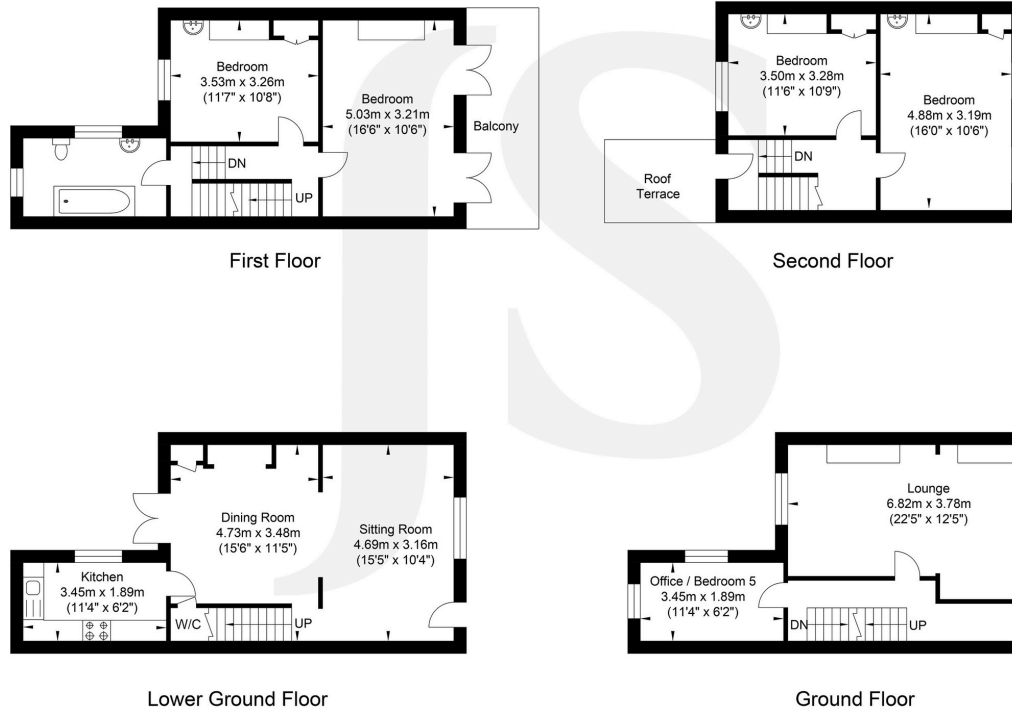
This charming townhouse showcases a private courtyard garden on the lower ground floor, providing ample space for a dining area with tall shrubs and trees for a peaceful and secluded retreat. The second floor boasts a rooftop terrace with stunning views of Denton Gardens and the sea. The main double bedroom leads to a full width balcony perfect for enjoying sea views and positioned facing west for a lovely sunset experience.

LOCATION

This period property is situated in a prime location in the green heart of Worthing. It is less than 100 metres to the promenade and approximately 300 metres to the town centre and the Pier and provides easy access to some of the finest dining spots in the town. Nearby there is also the acclaimed Splashpoint leisure Centre with its two swimming pools, spa and gym. Adjacent to Splashpoint are three parks, a childrens' playground, volley ball courts and a wind surfing and paddle board centre. For commuters, Worthing train station is less than a mile distant and provides regular trains to London Victoria, Gatwick airport and along the coast.

The Current Owners Comment *'We've had a wonderful 16 years in this house, cherishing its central location in town and closeness to various parks, and the seafront. Everything we need is conveniently close by. Our street boasts the popular Crabshack seafood restaurant and Coast Cafe at one end, and the award-winning Egremont pub and Calcutta 16 Indian restaurant at the other. Within a ten-minute walk, we have two cinemas, two theatre's, Worthing Pier, and Marks and Spencer. During sunny days, we enjoy strolls along the Promenade, buying fresh mackerel or sea bass from beachside fishing boats, and taking a dip at Splash Point. In summer, we have breakfast in the sunny courtyard, lunch on the private roof terrace, and take wine on the balcony at sunset. In winter, we cozy up in the TV snug and dining room by the AGA. Our open-plan space, connecting the kitchen and courtyard, has hosted many memorable gatherings. The sunny roof terrace overlooks Denton gardens, offering stunning views of the sea and coast toward Brighton. While we'll miss our unique home and lifestyle, it's time for us to downsize to a smaller property.'*

Warwick Road



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	67	
(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: 1636 SqFt)

Tenure: Freehold

Council tax band: D

Approximate Gross Internal Area = 160.20 sq m / 1724.37 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.