



Warwick Road | Worthing | BN11 3ET  
£700,000





We are delighted to offer for sale this characterful and rarely available Georgian townhouse situated in the heart of Worthing town centre, just moments away from the seafront and the famous Crabshack restaurant. This prestigious and versatile home offers four bedrooms, two reception rooms including a dual aspect living/dining room space, modern fitted kitchen & bathroom, a full-width west facing balcony with sea views and a beautiful roof terrace with uninterrupted views overlooking Denton Gardens and the Sea. In addition, the property boasts a self contained one bedroom apartment that has one reception room, fitted kitchen and bathroom and a private courtyard, creating an ideal opportunity for a buy-to-let, AirBnB or annex. The property is sold with no ongoing chain.



## Key Features

- Georgian Period Townhouse
- With A One Bedroom Self Contained Basement Apartment
- Four Bedrooms
- Two Reception Rooms
- West Facing Balcony With Sea Views
- A Wealth Of Characterful Features
- Roof Terrace With Views Overlooking Denton Gardens & Sea
- Positioned In The Green Heart Of Worthing Town Centre
- Less Than 100 Metres From The Seafront
- No Ongoing Chain



**5 Bedrooms**



**2 Bathrooms**



**3 Reception Rooms**

### INTERNAL / EXTERNAL

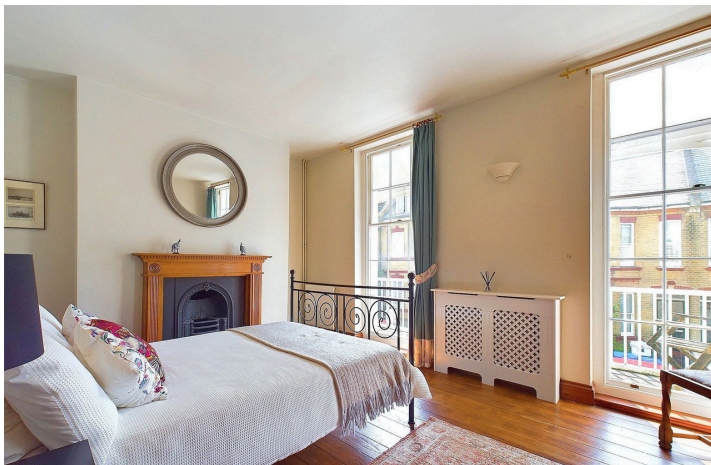
The period front door opens into the welcoming entrance hall, with access to all ground floor rooms, stairs rising to the first floor and stairs down to the lower ground floor level. There are two reception rooms on this floor with the living come dining room positioned at the front and benefiting from dual aspect views, facing both east and west creating a light and airy room throughout, absorbing both the morning and afternoon sun. Both rooms have been opened up to create an open plan living/dining area but can easily be separated creating a cosy snug at the front, ideal for the winter months. Positioned to the rear of this floor is the kitchen, which has been fitted with an array of contemporary white gloss wall and floor mounted units topped with white marble style worktops, creating a smart and contemporary finish. There is an integrated oven/hob with space and provisions for multiple white goods, with a breakfast bar facing south. To the first floor are two double bedrooms and a family bathroom suite, with the main bedroom measuring a substantial 11'0" x 14'3" with plenty of space for a large double bed alongside various other bedroom furniture. This stunning room faces west and boasts a full width balcony with direct access and sea views, making this the perfect place to enjoy a morning coffee and take advantage of the beautiful views.

The second bedroom on this floor can also fit a double bed with ease along with other bedroom furniture and offers mature views out to the prestigious Denton gardens. The family bathroom has been fitted with a three piece suite including a bath with overhead shower, toilet, hand wash basin and a cleverly designed area for a washing machine. The second floor comprises of another two double bedrooms with a large east facing balcony, measuring 11'0" x 6'2". This impressive space offers rarely available uninterrupted direct sea views and views over Denton gardens. The lower ground floor level offers a self contained basement apartment, with one double bedroom, fitted kitchen and bathroom, living/dining room which has direct access out to the courtyard garden. This space has it's very own private entrance to the front and can be shut away from the house, creating an ideal long term residential tenancy, AirBnB or annex in this highly sought after seaside area.

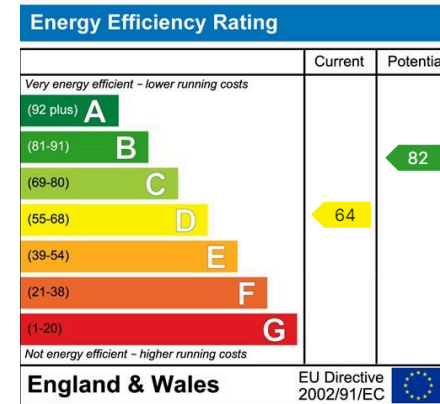
### LOCATION

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.

Council Tax Band D



To book a viewing contact us on: 01903 206000 | [worthing@jacobs-steel.co.uk](mailto:worthing@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)



## Property Details:

Floor area \*as quoted by EPC: 1625 SqFt

Tenure: Freehold

Council tax band: D

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 floor plans 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.