



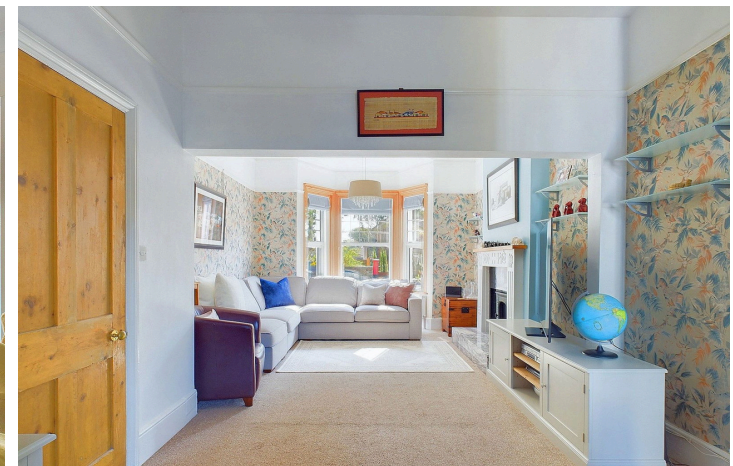
Lyndhurst Road | Worthing | BN11 2DE  
£625,000







Jacobs Steel are delighted to offer for sale this exceptionally charming and rarely available detached period house, situated in the highly desirable central Worthing location, close to local shops, amenities, mainline train station and Worthing seafront. This extended property boasts four double bedrooms, dual aspect living/dining room, modern fitted kitchen/dining room, contemporary family bathroom, separate w/c, stunning rear garden and off road parking for multiple vehicles.





## Key Features

- Detached Victorian House
- Four Double Bedrooms
- Dual Aspect Living/Dining Room
- Modern Kitchen/Breakfast Room
- Contemporary Bathroom Suite
- Separate W/C
- Stunning Mature Rear Garden
- Off Road Parking & Double Garage
- Close To Local Shops, Amenities & Mainline Train Station
- Vendors Suited



**4 Bedrooms**



**1 Bathroom**



**3 Reception Rooms**

### INTERNAL

The stunning stained glassed front door opens into the welcoming entrance hall, with beautiful karndeian flooring, access to all ground floor rooms, under stair storage and space to hang coats and kick off shoes. Positioned at the front of the property is the bay fronted living/dining room, this room measures a substantial combined measurements of 24'3" x 10'5" and benefits from a south facing aspect, transforming this into a light and airy space all year round. To the rear of the property is the dining room measuring 11'9" x 11'7". This room has been made open plan with the kitchen to create a generously sized space, perfect for both cooking and dining. The modern fitted kitchen has been installed with an array of navy blue floor and wall mounted units with solid oak worktops and a breakfast bar positioned in the middle. This bright room conveniently provides access to the beautiful, feature rear garden. To the first floor, there are three double bedrooms, the contemporary family bathroom and additional W/C. With a southerly aspect, the main double bedroom is extremely bright, boasting a large double glazed bay window and an additional window to ensure a wealth of natural sunlight floods the room. This large bedroom also benefits from a fitted wardrobe and measures a generous 11'11" x 14'3", creating plenty of space for various furniture. The other two bedrooms boast views of the well maintained rear garden and are also comfortably spacious enough for a double bed. The contemporary family bathroom boasts a contemporary four-piece suite which includes a bath with center taps and shower over, walk-in shower cubicle, wash hand basin W/C. Karndeian flooring has been laid in the bathroom and additional W/C to create a smart, modern finish. Stairs rise to the cleverly designed, loft converted room which is a good size measuring 18'5" x 16'8" and benefits from dual aspects and views of the south downs via a double glazed velux window. This substantial, detached home has been finished to an excellent standard and viewing is highly recommended.

### EXTERNAL

To the front of this period detached home, there is a brick paved driveway, providing off road parking for multiple vehicles. There is a shared driveway leading to the large, double garage which measures 18'2" x 19'4", a great space for storing multiple vehicles and garden furniture. The feature rear garden has mostly been laid to lawn with a pathway leading to the garage and a decked patio area. Fully fenced and with planted borders, this garden feels extremely private.

### LOCATION

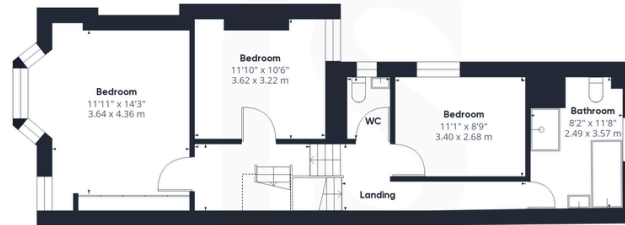
Situated In the popular central Worthing area, nearby parks are less than half a mile away, offering tennis courts and picnic areas. The town centre and seafront promenade are both situated less than half a mile away. Local buses are available on Lyndhurst Road and Worthing mainline train station is approximately one mile away and East Worthing train station is approximately half a mile away.

Council Tax Band: D

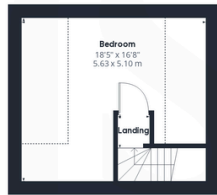




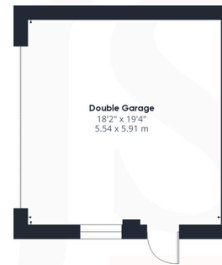
Floor 0 Building 1



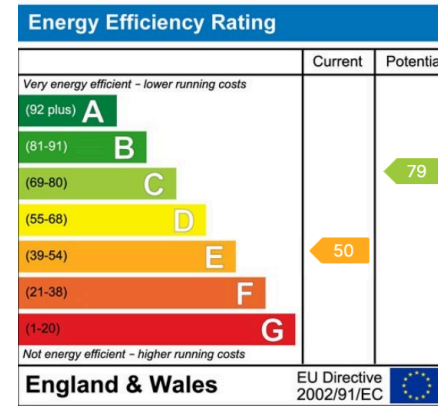
Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



## Property Details:

Floor area \*as quoted by EPC: 1765 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 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.