



Windsor Road | Worthing | West Sussex | BN11 2LZ

Offers Over £550,000



We are delighted to offer for sale this characterful and rarely available Victorian terraced house, situated in this highly desirable town centre location close to local shops, amenities and mainline train station. The property boasts three double bedrooms, an office/dressing room, two reception rooms, modern fitted kitchen/breakfast room with bi-folding doors, contemporary bathroom suite, west facing rear garden and off road parking to the front.



Key Features

- Victorian Terraced House
- Three Double Bedrooms
- Dressing Room/Office Space
- Two Reception Rooms
- Modern Fitted Kitchen/Breakfast Room
- West Facing Rear Garden
- Garden Office With Power
- Off Road Parking
- Town Centre Location
- Close To Local Shops, Amenities & Mainline Train Station



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

The covered front door opens into the welcoming entrance hall with access to all ground floor rooms, under stair storage, stairs rising to the first floor and space to hang coats. Positioned to the front of the property is the bay fronted living room, this generously sized room measures 14'3" x 11'1" and benefits from the morning sun by facing east making this a light and airy space. Adjacent is the separate dining room which could be setup as a working from home space or kept as a dining area. Situated at the rear of the house in the kitchen/breakfast room, this impressive space measures a substantial 19'6" x 10'5" and has been fitted with an array of white gloss wall and floor mounted units topped with oak worktops creating a smart contemporary finish. There is space and provisions for multiple white goods along with an integrated oven/hob and dishwasher. This open plan room provides the perfect hosting space with bi folding doors opening up onto the west facing rear garden and plenty of room for a large family sized dining table. There is also a ground floor w/c. To the first floor are three double bedrooms, with the main bedroom located at the front of the property and measuring 14'4" x 11'0", this room has been cleverly reconfigured with a partition wall to create an extra room which is ideal for a games room/office or dressing room. All three bedrooms can comfortably fit large double beds alongside various other bedroom furniture. The bathroom has been fitted with a contemporary full three piece suite including bath with overhead shower, toilet and hand wash basin. Wealth of Period features include beautiful ornate ceilings, and fireplaces in all bedrooms.

EXTERNAL

To the front of the property is the block paved driveway providing off road parking. The rear garden faces west and has been cleverly designed to maximize the low maintenance lifestyle. There is a decked patio area at the top of the garden, perfect for an outdoor sofa alongside an outdoor table and chairs. The rest of the garden has been laid with faux lawn, with a garden office located at the bottom with power. All boundaries are lined with charming brick walls creating a private and secluded space for the whole family to enjoy.

LOCATION

This charming period property is situated in a prime location within central East Worthing, one of Worthing's most esteemed areas. Just a short distance of less than 0.3 miles to Worthing Seafront and 750 meters to the town centre, you'll have easy access to some of the finest dining spots and cafes in the vicinity. Nearby, you'll find the acclaimed leisure facility, Splashpoint, with its two swimming pools, spa, and gym. Adjacent to Splashpoint are three parks and a sea-themed children's playground. For commuters, Worthing train station provides regular services along the coast and to London. Windsor Road is Worthing's widest road and one of the most desirable locations, given also it's close proximity to the beach.

Council Tax Band: C





Approximate total area*
 1195.44 ft²
 111.06 m²

Reduced headroom
 13.45 ft²
 1.25 m²

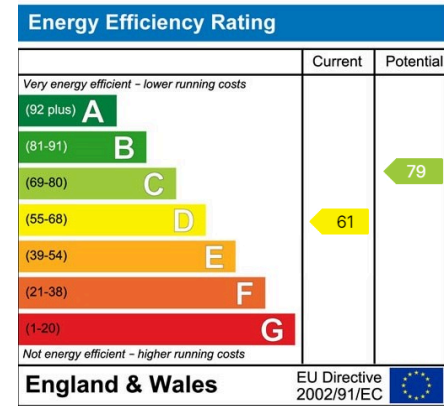
(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Property Details:

Floor area *as quoted by EPC: SqFt

Tenure: Freehold

Council tax band: C

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.