

Chesswood Road | Worthing | BN11 2AA  
**£725,000**







We are delighted to offer for sale this characterful and rarely available semi detached period home, situated in this highly sought after location close to local shops, amenities and mainline train station. Overlooking Homefield Park, this perfect centrally located home boasts four generously sized bedrooms, three reception rooms, modern fitted kitchen/breakfast room, ground floor w/c, fitted bathroom suite, south facing balcony, mature rear garden, garden office with power and lighting and off road parking for multiple vehicles to the front of the property.





## Key Features

- Characterful Semi Detached House
- Four Bedrooms
- Three Reception Rooms
- Modern Fitted Kitchen/Breakfast Room
- Ground Floor W/C
- South Facing Principle Bedroom With Balcony
- A Wealth Of Period Features
- Off Road Parking For Multiple Vehicles
- Garden Office With Power & Lighting
- Close To Local Shops, Amenities & Mainline Train Station



**5 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

### INTERNAL

A covered porch to the front of this attractive period home provides a convenient sheltered space before passing through to the large entrance hallway. Immediately apparent, is the wealth of period features that adorn this home including original skirting boards, cornicing, corbels and the characteristic tall ceilings. Positioned to the front of the property with a large bay window, is the well proportioned lounge. A central feature fireplace with marble surround along with large decorative ceiling moldings help to create a grand, yet cosy room. A second reception room offers versatility and is currently being used as a fifth bedroom by the current owners. Overlooking the rear garden with large double doors is the dual aspect kitchen. This very light and airy room has been fitted with an array of floor and wall mounted 'shaker' style units finished in sympathetic cream topped with laminate worksurfaces, with a central breakfast bar island. Accessed directly from the kitchen is the third reception room and perfectly placed as a dining room with ample space for a large family sized dining table. In addition, there is a ground floor w/c fitted with a toilet and hand wash basin. To the first floor are four generously sized bedroom with the principle bedroom spanning the full width of the property and positioned to the front. It has a southerly aspect with a large bay window along with a balcony that provides views through the trees to Homefield Park. The family bathroom has been fitted with a full white suite including a freestanding roll top bath, toilet, hand wash basin and a walk-in shower cubicle.

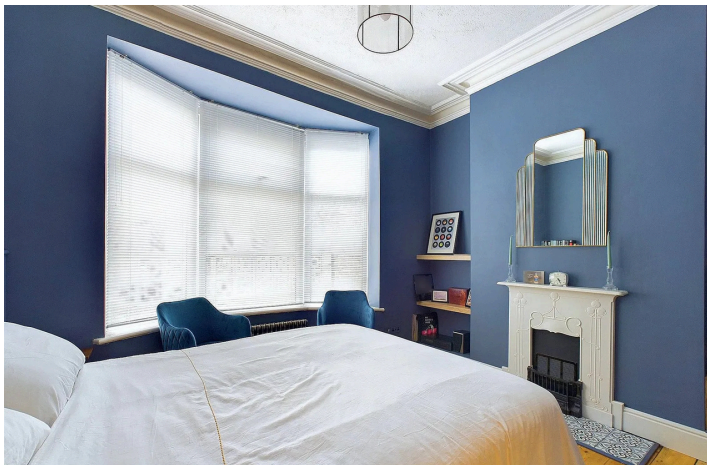
### EXTERNAL

The front garden is paved allowing off road parking for several vehicles and has two original flint boundary walls with a number of mature planted trees and shrubs. A side gate provides access to the rear garden. Recently landscaped by the current owners, this lovely rear garden has been cleverly designed to require minimal upkeep. A large paved patio immediately accessibly from the kitchen leads to a shingled area flanked by deep mature planted borders. To the back of the garden is a newly installed, timber built outbuilding that benefits from double glazing, power and lighting creating the perfect office or hobby room.

### LOCATION

Situated In the popular central Worthing area, nearby parks are less than a minute away, offering tennis courts and picnic areas. The town centre and Worthing seafront are both located less than a mile away, proving a great day out all year round at minimal travel expense. Local buses are available from Lyndhurst Road and Worthing mainline train station is approx. 0.5 miles away.

Council Tax Band D

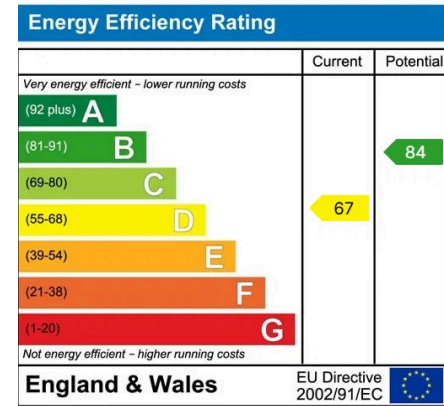




Floor 0 Building 1



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## Property Details:

Floor area \*as quoted by EPC: 1582SqFt

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.