



Reigate Road, Worthing, BN11 5NE

Offers Over £750,000





This substantial, extended semi-detached Edwardian house is a true gem, blending classic period features with modern living. Offering six spacious bedrooms, three reception rooms, and two bathrooms, the property provides ample space for a large family or those seeking additional room. The layout allows for the possibility of splitting the accommodation to create a more flexible living arrangement, ideal for multigenerational families or those seeking separate spaces for work or leisure.





# Key Features

- Substantial Edwardian Semi Detached House
- Extended Modern Re Fitted Kitchen
- Six Bedrooms
- Three Reception Rooms
- Two Bathrooms & Ground Floor WC
- Period & Original Features
- Garden Room Overlooking The Rear Garden
- South Facing Rear Garden
- Close To West Worthing Railway Station & Bus Routes



**6 Bedrooms**



**2 Bathrooms**



**3 Reception Room**

## INTERNAL

This delightful Edwardian home offers a wealth of character and beautifully preserved period features. From the original storm porch with part-glazed double doors, you step into the entrance porch, which leads to an impressive reception hall. The hall showcases tiled flooring and original details, setting the tone for the home. The front reception room is particularly striking, featuring a paneled and corniced ceiling, a bay window, and an open fireplace with a charming surround. The rear reception room also provides a lovely space, with views of the south-facing garden, a door leading outside, and a gas log burner with a wooden surround. The third reception room boasts a working log burner a fire surround and a serving hatch with access to the extended, modern kitchen. The kitchen is a highlight of the property having been extended and thoughtfully refitted. It features sleek white high-gloss units with integral handles, a double oven, a full-size integrated fridge, a five-ring induction hob, intergrated dishwasher and additional freestanding appliances. A lantern-style roof light and corner triple-glazed patio doors flood the space with natural light, creating a wonderful flow between the indoor and outdoor areas.

There is also a WC on the ground floor, plus access to under-stairs storage. Upstairs, the spacious first-floor landing gives access to a family bathroom with an original claw-footed bath and a separate WC. Four double bedrooms are located on this level, with the primary bedroom benefiting from a bay-fronted window. On the second floor, you'll find two additional bedrooms, which could potentially be combined into one larger room if needed. A shower room with a walk-in shower cubicle, wash hand basin, and WC serves this level, along with a good-sized storage cupboard next to the stairs. This home offers a perfect balance of period charm and modern comfort, making it a truly special property.

## EXTERNAL

The front of the property is beautifully landscaped with a well-maintained hedge providing privacy and a charming first impression. Side access is available via a timber gate, offering convenient entry to the rear garden. The rear garden enjoys a southerly-easterly aspect, creating a peaceful and secluded space for relaxation. It features a section laid to lawn, complemented by mature, well-maintained borders that enhance the tranquil setting. A sun patio area provides the perfect spot for outdoor dining or lounging, and there is also a timber garden shed for added storage. This garden is an ideal sanctuary, offering both privacy and a sense of serenity.

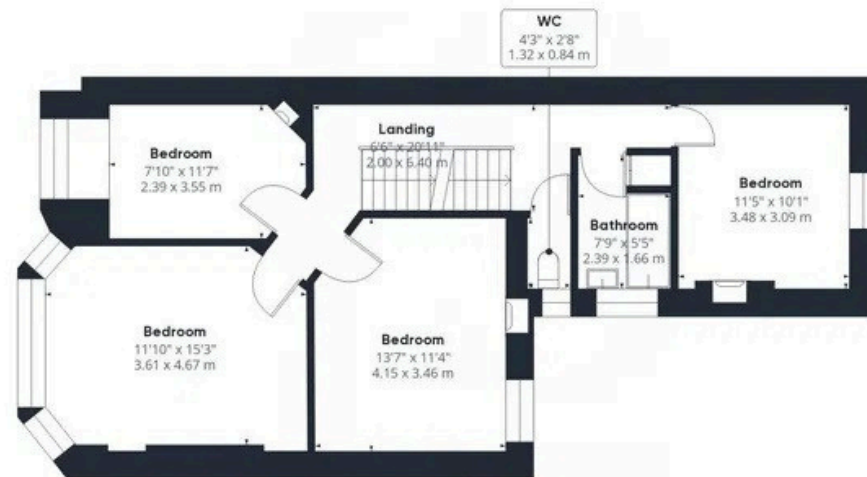


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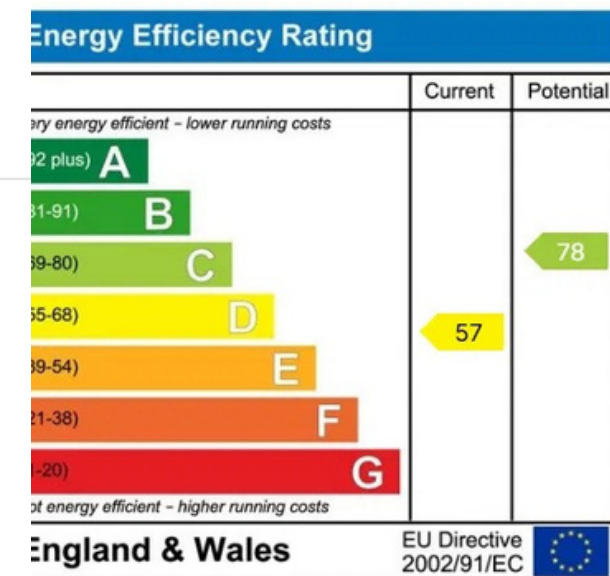
Floor 0



Floor 1



Floor 2



## Property Details:

Floor area (as quoted by EPC):2185 sqft

Tenure: Freehold

Council tax band:E

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.