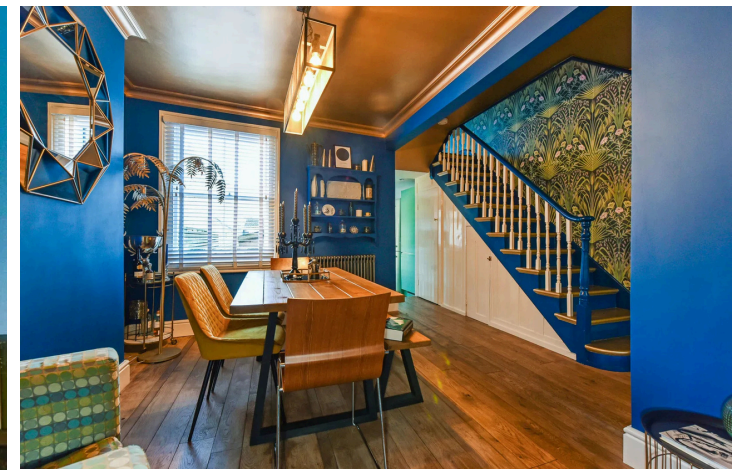


Hertford Road | Worthing | BN11 1HX  
**£500,000**





Jacobs Steel are excited to offer for sale this immaculately presented Victorian family home, which has been thoughtfully renovated with a modern twist whilst retaining its original charm. In brief, the ground floor accommodation consists of an entrance porch and hallway, bay fronted living room, separate dining room, luxury fitted kitchen and ground floor cloakroom. On the first floor, a split level landing leads to three double bedrooms and a modern three piece bathroom suite. The garden has rear access and is mainly laid with Astroturf with a section of patio, and benefits from a well equipped home office with mains electricity and underfloor heating.



## Key Features

- Mid Terrace Victorian Home
- Fully Renovated Throughout And Immaculately Presented
- Three First Floor Bedrooms
- Luxury Kitchen With Integrated Appliances
- Spacious Lounge and Dining Room
- Modern Family Bathroom And Ground Floor Cloakroom
- Low Maintenance Garden With Rear Access
- No Onward Chain
- Town Centre Location
- Close To Shops, Transport Links And Amenities



**3 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

## INTERNAL

Entering the front door you are immediately greeted by an entrance porch with a tiled floor, ideal for removing shoes before moving through to the entrance hallway, where hardwood flooring flows seamlessly throughout the main living space and stairs ascend to the first floor. At the front of the property the bay fronted living room measures 13'06" x 11'07" and is fitted with modern shutters, a common theme throughout the property, adding to the modern aesthetic. A feature open fire and traditional cast iron radiator add to the practicality of the home whilst in keeping with the period home. The dining room measures 12'00" x 15'01", perfect for keeping a sizable dining table and chairs along with a variety of other furniture. Two storage cupboards, one under the stairs, offer plenty of storage options. The kitchen is modern in design and offers a feeling of luxury, with an abundance of cabinets finished in a 'matte' white and green and white 'Quartz' worktop, all of which are contrasted by wooden flooring laid in a Herringbone design. To increase the practicality, a range of integrated appliances include a 'Neff' electric oven, combination oven and warming draw, dishwasher and washing machine. To conclude the ground floor accommodation, a cloakroom/w.c is located under the stairs. On the first floor, a split level landing provides access to three double bedrooms, the master of which measures 11'05" x 15'04" and features an original fireplace and bay window, along with the same modern shutters seen throughout the rest of the property. The modern three piece bathroom suite includes a bath with a shower over, a wash hand basin and close couple w/c. There is a Victorian style radiator and towel rail to accompany partly tiled walls.

## EXTERNAL

The rear garden is mainly laid to Astroturf to create a low maintenance space, with a section of patio and raised borders. There is a rear access gate, along with external power sockets and a water tap increasing the usability of the garden. A main selling point of the home is the detached home office which has been renovated by the current owners, to include light and power, insulation, windows and underfloor heating, making this space usable year round. The front garden has a pathway leading to the front door, with a slate shingle laid in the garden.

## LOCATION

Situated In the heart of Worthing Town centre, this attractive Victorian home is within walking distance of the high street shops, relaxed beachfront bars and restaurants and a seafront gym with indoor pools. The town centre makes a perfect base from which to explore wider Sussex, being just over 90 minutes to London Victoria or 35 minutes to Brighton from Worthing central train station, which is 0.2 miles away. For shorter distances, there are regular buses that pass through the town. Car journeys are equally as effortless, with all destinations easily reached via the A27. Many local schools and nurseries, along with a new state of the art integrated care centre are located nearby, making this the ideal family home.

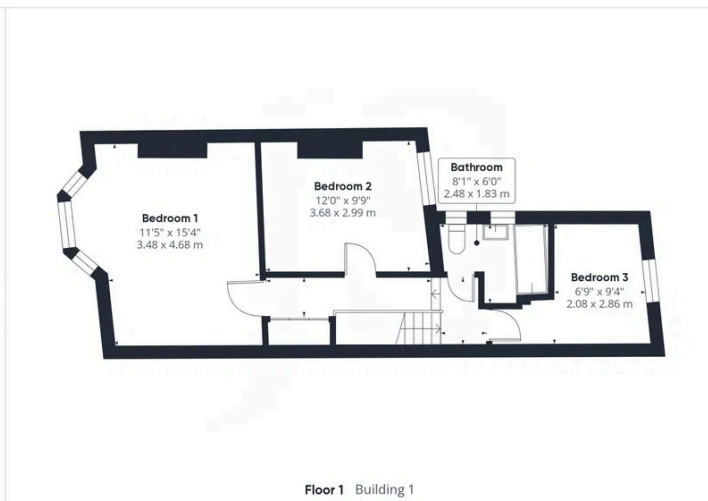
Council Tax: Band C



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)



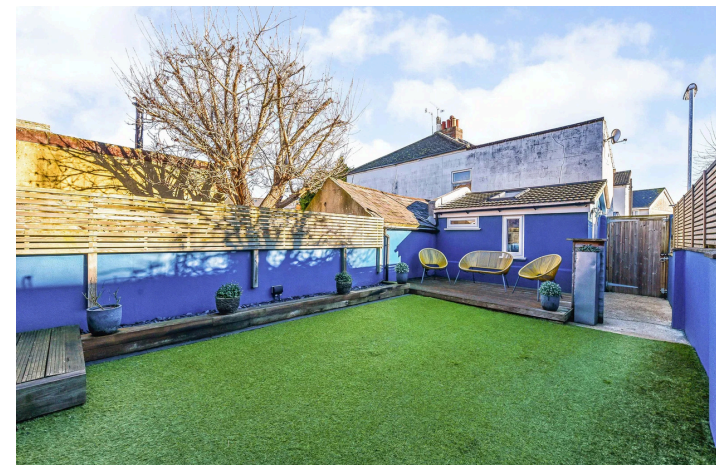
Floor 0 Building 1



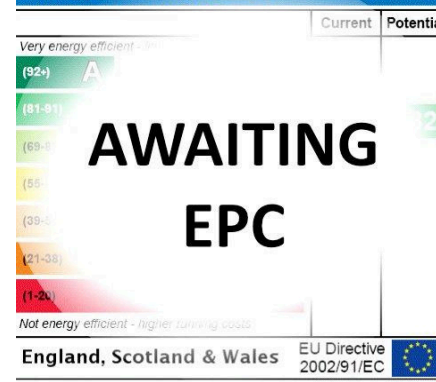
Floor 1 Building 1



Floor 0 Building 2



### Energy Efficiency Rating



## Property Details:

Floor area \*as quoted by EPC: 1092 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.