



Windsor Road | Worthing | BN11 2LX
Offers Over £700,000



We are delighted to offer for sale this rarely available detached period house, positioned on this generously sized plot with huge scope for extension (STNC). The property boasts five bedrooms, three ground floor reception rooms, fitted kitchen and bathroom, ground floor w/c, ample off road parking to the front, a substantial east facing rear garden and is sold with no ongoing chain.



Key Features

- Detached Period House
- Five Bedrooms
- Three Reception Rooms
- Substantial Plot With Huge Scope For Extension (STNC)
- Off Road Parking For Multiple Vehicles
- Fitted Kitchen & Bathroom
- Less Than 200 Metres From Worthing Seafront
- Close To Shops, Amenities & Mainline Train Station
- Situated In The Highly Desirable East Worthing Location
- No Ongoing Chain



5 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

To the front of this attractive and imposing detached house is an enclosed storm porch, with the internal front door opening into the welcoming entrance hall with access to all ground floor rooms, stairs rising to the first floor and space to hang coats and store shoes. The ground floor has three large versatile reception rooms which are currently setup as bedrooms but would be the perfect space for a family room due to facing west. The living room at the rear has direct access to the rear garden via a double glazed French door. Positioned Parallel is the fitted kitchen which leads onto the utility room, which has plenty of space and provisions for multiple white goods. There is also a ground floor w/c located at the front of the house. To the first floor are four good sized bedrooms with the main located at the front and measuring a spacious 15'9" x 10'0", allowing plenty of space for a large double bed alongside various other freestanding furniture. The bathroom has been fitted with a three piece suite including a corner shower, toilet and hand wash basin.

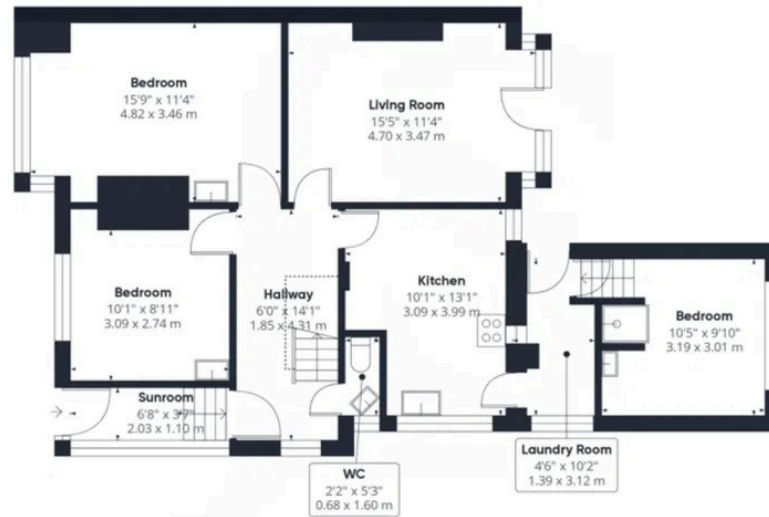
EXTERNAL

There is ample off road parking to the front of the property, with the mature front garden featuring plenty of planted shrubs and flowers. The rear garden faces East and has huge potential for extension (STNC) without impacting the overall size. There is also a brick built garage with an up and over door.

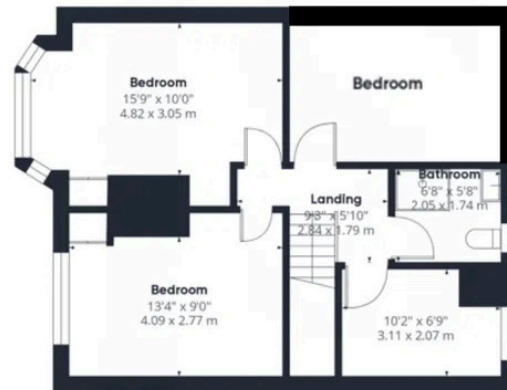
LOCATION

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 200 metres 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, buses run nearby with Worthing's three mainline train stations provide regular services along the coast and to London.





Floor 0



Floor 1

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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area *as quoted by EPC: 1539 SqFt

Tenure: Freehold

Council tax band: F