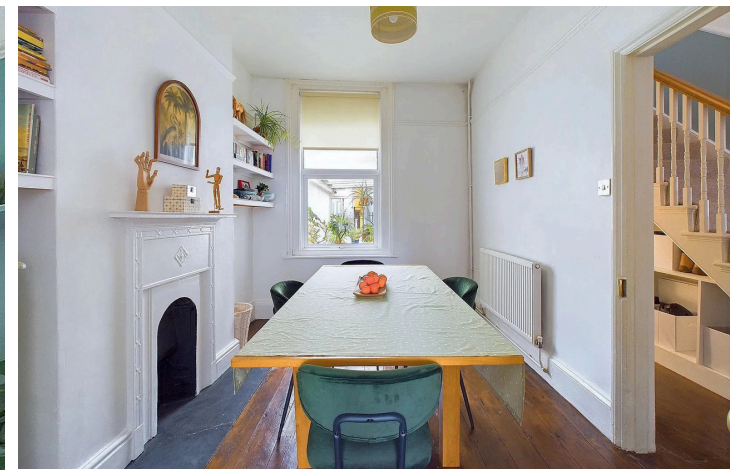
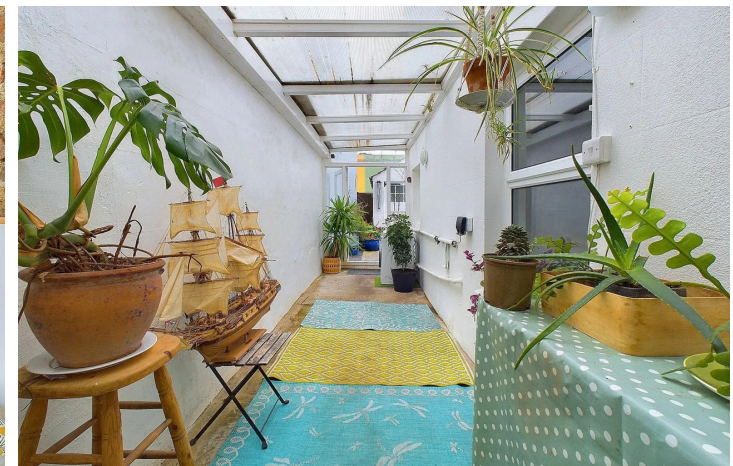




Hertford Road | Worthing | BN11 1HX
Offers Over £500,000



We are delighted to offer for sale this extremely spacious and rarely available period town house situated in the heart of Worthing town centre, close to local shops, amenities and mainline train station. The property boasts five bedrooms spanning across two floors, two separate reception rooms, large kitchen/breakfast room, contemporary bathroom suite on the ground floor and first floor, east facing rear garden, garage and benefits from characterful features throughout.



Key Features

- Mid Terraced Period Home
- Five Bedrooms
- West Facing Living Room
- Two Contemporary Bathroom Suites
- Three Floors
- Substantial Kitchen/Breakfast Room
- Garage At The Rear
- Situated In The Heart Of Worthing Town Centre
- Close To Local Shops, Amenities & Mainline Train Station
- Less Than 300 Metres From Worthing Station



5 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

The stained glass front door opens into the welcoming entrance hall, which has access to all ground floor rooms, understair storage, stairs rising to the first floor and space to hang coats and kick off shoes. Positioned at the front of the house is the bay fronted living room facing west, with a feature fire place, stunning cornicing and benefits from the afternoon sun from facing west. The dining room is situated adjacent and is very similar in size, with a cleverly designed doorway from the living room giving direct access. At the rear of the house is the kitchen/breakfast room which measures a substantial ' x ' with plenty of space for a family sized dining table and direct access to the east facing garden room. The kitchen area has been fitted with an array of grey shaker style wall and floor mounted units, topped with varnished oak worktops with space and provisions for multiple white goods. There is a ground floor bathroom at the rear which has been fitted with a bath, hand wash basin and toilet. To the first floor are two double bedrooms with the bay fronted main bedroom measuring 11'7" x 14'8" and located at the front of the house. The second bedroom on this floor has a door from the landing and the main bedroom, it can either be used as a home working office, walk in wardrobe or spare bedroom. The family bathroom has a roll top claw bath, walk-in shower, hand wash basin and airing cupboard. There is a w/c located separately. To the second floor are three more bedrooms.

EXTERNAL

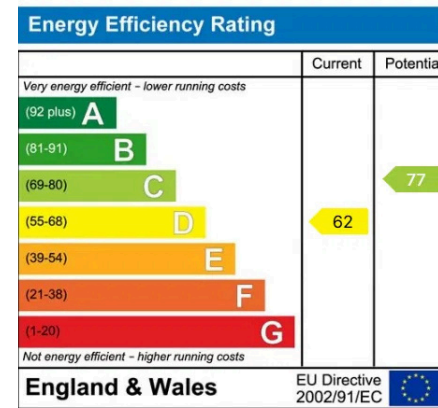
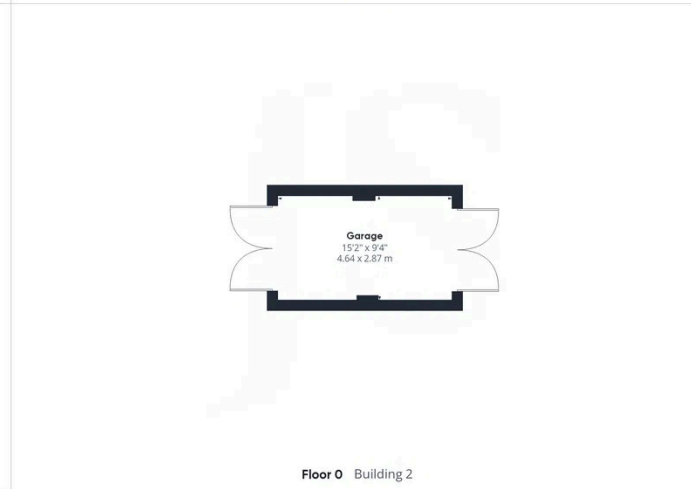
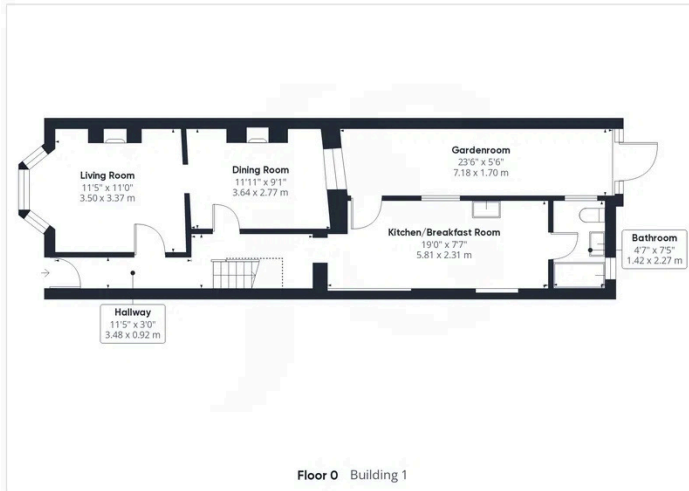
The front garden is enclosed by a flint fronted wall, with a path leading to the front door. The rear garden faces east and has been predominantly paved to create a low maintenance lifestyle. The garden features planted borders lining the boundaries with a garage which can be accessed via Stanhope road behind.

LOCATION

Situated In the heart of Worthing Town centre, this attractive period 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





Property Details:

Floor area *as quoted by EPC: 1475 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 floor plans 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.