



Westbrooke | Worthing | BN11 1RE
Offers Over £900,000





We are delighted to offer for sale this extremely rare and stunning detached Edwardian house, situated in the heart of Worthing town centre close to local shops, amenities, mainline train station and minutes from Worthing seafront. The home boasts four bedrooms (three doubles), two separate reception rooms, dual aspect open plan kitchen/diner, a contemporary bathroom with separate w/c, utility room, generous loft space with natural light, off-road parking, garage and a beautifully maintained garden that surrounds this generous plot.



Key Features

- Detached Edwardian Family House
- Four Bedrooms
- Dual Aspect Open Plan Kitchen/Diner
- Three Floors
- Characterful Features Run Throughout
- Large Rear Garden With Multiple Patio Areas
- Off Road Parking For Multiple Vehicles
- Garage
- Close To Local Shops, Amenities & Mainline Train Station
- Vendor Suited



4 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

The characterful wooden stained glass front door opens into the entrance porch, providing an ideal space to hang coats or store shoes before entering. The imposing hall offers access to all ground floor rooms, a large under stair storage and stairs rising to the first floor. Positioned at the front of the house and benefiting from facing west, is the bay fronted sitting room which measures 15'11" x 11'8". Parallel and facing south is the bay fronted living room. Situated at the rear of the house is the open plan kitchen/diner space measuring a substantial 11'10" x 19'6", with plenty of space for a family sized dining table to enjoy the direct views out onto the mature rear garden. Being dual aspect and having east and south facing views, creating the perfect hosting space as the room will be flooded with the morning and afternoon sun. The kitchen area has been fitted with an array of neutral shaker style matching wall and floor mounted units, topped with brown granite worktops to create a smart finish. The utility room is accessed from the kitchen and has plenty of space for multiple white goods and offers access to the garage. To the first floor are four bedrooms, three of which are double bedrooms and can accommodate a large double bed with ease alongside various other free standing furniture. The fourth bedroom is a single and would be the ideal room for a home working office space. The bathroom has been fitted with a four piece contemporary suite including a bath, corner shower, hand wash basin and toilet. There is also a separate w/c located parallel.

EXTERNAL

Beyond the wooden-gated entrance and flint walls lies a generous off-road parking area with space for multiple vehicles, complemented by a convenient garage with remote electric door. The property is enveloped by a flourishing lawned garden that gracefully curves around the house, showcasing a fragrant blend of established apple and pear trees, vibrant shrubs, and flower borders. A charming pergola area provides you with a delightful shaded retreat, while a small patio offers an intimate space to soak up the sunshine and enjoy the tranquility of the surrounding greenery.

LOCATION

Nestled in the vibrant heart of Worthing Town Centre, this property offers a peaceful retreat on a quiet, one-way street. Despite its tranquil setting, it's just a short stroll away from the bustling main high street, brimming with a diverse selection of shops, cafes, and restaurants. The convenience extends to transportation, with Worthing mainline station easily accessible for commuters and travelers. For those seeking seaside relaxation, Worthing's popular seafront promenade is a mere five-minute walk, promising easy access to the beach and refreshing sea air.





Ground Floor



Floor 1



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	56	
(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: 2058 SqFt

Tenure: Freehold

Council tax band: F

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.