

## WORTHING OFFICE

54 Chapel Road, Worthing, West Sussex, BN11 1BE

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## Warwick Gardens, Worthing, West Sussex, BN11 1PE | Offers in Excess of £650,000

- A Rarely Available Double Fronted Victorian Villa
- Four Reception Rooms
- Ground Floor Cloakroom
- Many Original Features Throughout
- Front & Rear Gardens
- Four Double Bedrooms
- Large Separate Kitchen/ Breakfast Room
- Luxury Bathroom & Ensuite Shower Room
- Large Loft Room - An Ideal Games Room
- Popular Town Location a Short Walk to Seafrost

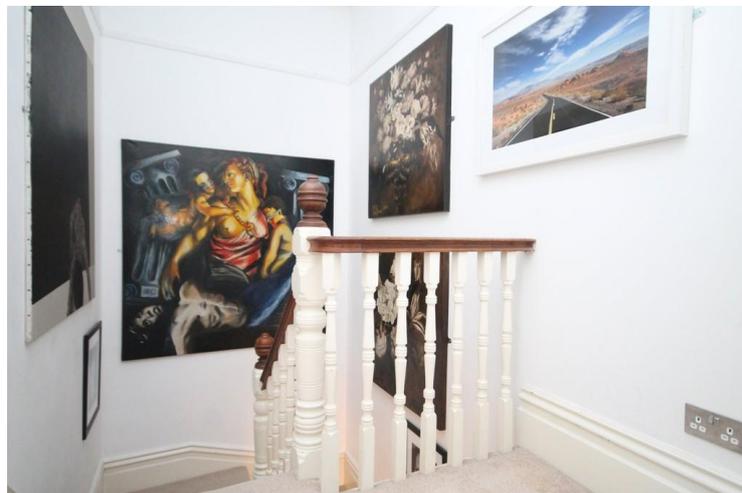


A rare opportunity to acquire this impressive double fronted Victorian Villa within walking distance of the town centre & seafront.

The property is located within 2 minutes walk to Worthing town centre, 0.2 miles to Worthing seafront. Worthing train station is approximately 0.7 miles away & mainline bus routes run on the adjoining High Street & Brighton Road. Internal viewing is recommended to avoid disappointment.

**COVERED ENTRANCE:** With solid wooden door into porch way. Tiled flooring with stained glass door into:

**ENTRANCE HALL:** High level skirting, decorative coving, ornate arch way, staircase rising to first floor with understairs storage space.



**DINING ROOM:** 16' 10" x 13' 1" (5.13m x 3.99m) West facing bay window, feature fireplace with gas fire insert, high level skirting, picture rail, decorative coving, radiator.

**DRAWING ROOM:** 13' 10" x 13' 1" (4.22m x 3.99m) Original feature open fire place, high level skirting, decorative ceiling coving, picture rail, ceiling rose, glazed doors onto court yard garden, radiator.

**STUDY:** 12' 3" x 8' 11" (3.73m x 2.72m) West facing sash window, feature cast iron fire place, high level skirting, picture rail, decorative coving.

**TV ROOM:** 13' 10" x 10' 5" (4.22m x 3.18m) East facing sash window, log burner with mantle over, door into:



**KITCHEN/ BREAKFAST ROOM:** 15' 4" x 12' 7" (4.67m x 3.84m)  
Hand built suite by 'Thomas Ash' of Partridge Green. In American Maple and comprising of Corian work surfaces with seamless integral sink and drainer with mixer taps and cupboard below, Fitted ceramic hob, range of fitted cupboards and drawers with integral fridge, freezer, wine chiller and dishwasher, integrated wine and vegetable rack, built in oven and microwave, matching shelved wall unit's, space for breakfast table and chairs, tiled floor with under floor heating, spot lighting, south and north facing sash windows with double doors onto rear courtyard garden.

**CLOAKROOM:** Low level wc, wall mounted wash hand basin, tiled floor, sash window.

**FIRST FLOOR LANDING:** Feature stained glass sash window, high level skirting, picture rail, decorative corning.

**MASTER BEDROOM:** 17' x 13' 2" (5.18m x 4.01m) South facing bay windows, feature fireplace, high level skirting, picture rail, decorative corning, radiator.

**BEDROOM TWO:** 15' 1" x 10' 4" (4.6m x 3.15m) East facing sash window.

**ENSUITE SHOWER ROOM:** 5' 9" x 4' 2" (1.75m x 1.27m)  
Comprising a walk in shower cubicle, pedestal wash hand basin, fully tiled walls, wall mounted mirror fronted cabinet, chrome ladder style radiator.

**BEDROOM THREE:** 13' 10" x 13' 2" (4.22m x 4.01m) East facing sash window, feature fireplace, high level skirting, picture rail, decorative corning.

**BEDROOM FOUR:** 12' 3" x 13' 9" (3.73m x 4.19m) West facing sash windows, built in solid wood wardrobes and drawers, high level skirting, picture rail, decorative corning, radiator.

**BATHROOM:** 14' 3" x 12' 9" (4.34m x 3.89m) A spacious bathroom housing a Villeroy and Boch suite with walk in Huppe Shower with multi-jet power shower column, hydrotherapy bath, pedestal wash hand basin, radiator, sash window, fully tiled walls and flooring.

**SEPERATE WC:** Low level wc.

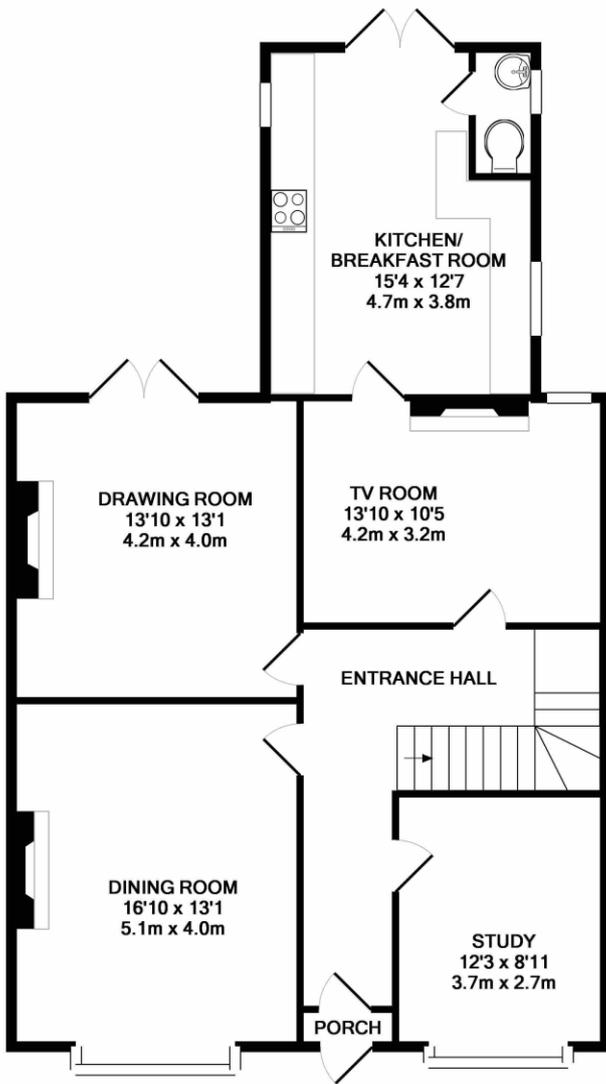
**LAUNDRY ROOM:** 8' x 6' 2" (2.44m x 1.88m) South facing sash window, fitted sink unit with cupboard under, fitted work surfaces with additional cupboards under and space for washing machine and tumble dryer, further matching wall units, wall mounted condensing boiler, built in airing cupboard housing hot water tank.

**LOFT ROOM:** Accessed via pull down ladder, two velux windows, making an ideal space for hobbies and games.

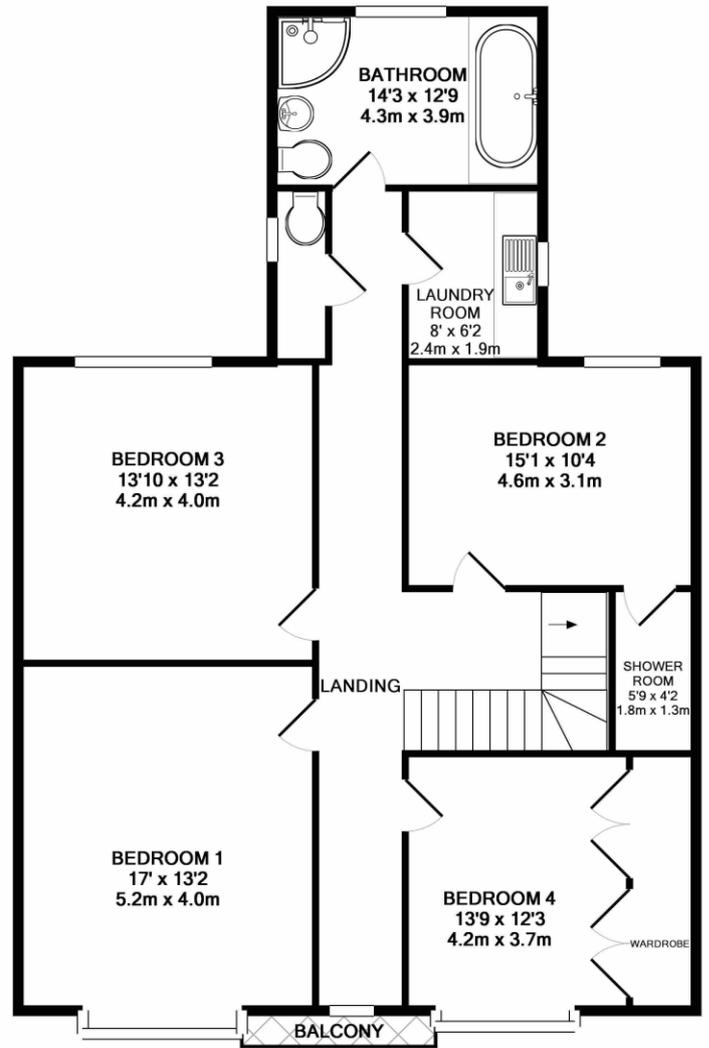
**OUTSIDE  
FRONT GARDEN:**

**REAR GARDEN:** A walled enclosed garden surrounding the property with seating areas, potted plants and borders, access to gated under passage through to front garden. Further side access to front garden.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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### Floor Area

2,131 sq ft / 198sq m - floor area is quoted from the EPC

### Tenure

Freehold

### Council Tax

Band D Worthing Borough Council

### Viewing Arrangements

Strictly by appointment

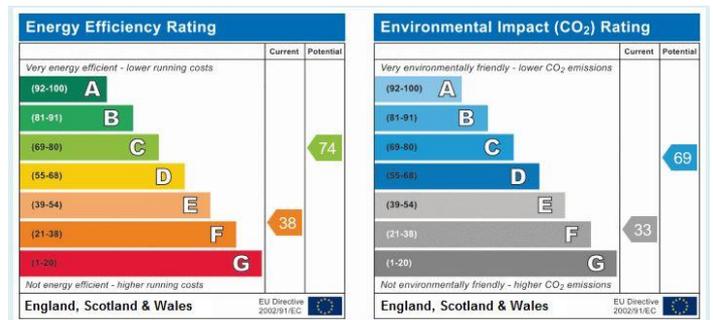
### Contact Details

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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 traveling 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.