

## WORTHING OFFICE

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Salisbury Road, Worthing, West Sussex, BN11 1RB

OIEO £650,000

- A Five Bedroom Detached House
- 17'8 Lounge with Fireplace
- Impressive Reception Hall & 1st Floor Landing
- Decked Rear Garden
- Town Centre Location

- 31' Open Plan Kitchen/ Breakfast Room
- Ground Floor Wetroom
- High Ceilings & Original Fireplaces Throughout
- Off Road Parking for Three Vehicles
- Viewing Considered Essential





Jacobs Steel are delighted to offer to the market this unique & beautifully presented Edwardian detached house with five bedrooms, which spans over 200 square meters and is located within walking distance of Worthing's popular seafront, shops and central train station.

Internally - A stunning Edwardian style property boasting many of its original features and completed to a high standard throughout. On entry you are greeted with an impressive and large hallway which is filled with character possessing marble flooring, stain glass windows, picture rails and high ceilings. The generous light filled lounge has an oak wooden floor and original working gas fireplace. To the rear of the property you have a 30ft kitchen/ breakfast room which offers access to an East facing garden, a Moroccan tiled feature fireplace with

wood burner and a high quality stainless steel kitchen complete with a marble top island. Off the Kitchen there is a long utility room which is also accessible from the driveway. Upstairs the magnificent landing has stain glass windows at either end, access to five double bedrooms and a hatch to a very generous boarded loft which spans the entire roof. The luxury bathroom has under floor heating, a free standing bath, large sink and has been decorated with imported Spanish tiles.

Externally - The front garden is accessible through double iron gates leading to off street parking for up to three cars. The East facing rear garden is walled and decked throughout with external electricity access.





**RECEPTION HALLWAY:** 21' 3" x 17' 1" (6.48m x 5.21m) Tiled floor with under floor heating, stain glass window.

**LOUNGE:** 17' 8" x 13' 11" (5.38m x 4.24m) Three large stained glass windows, original fireplace with working gas fire, wooden oak flooring, picture rail.

**KITCHEN/ BREAKFAST ROOM:** 31' 5" x 13' 9" (9.58m x 4.19m) A comprehensive range of curved wall mounted and base level units, drawers and further open larder style shelving unit, stainless steel splash back and up stands, square edged stainless steel work tops with butler sink and mixer tap, range style cooker with five ring gas hob and double oven below, chimney style extractor hood over, island unit with Italian marble work surface and storage beneath, built in microwave, space for American style double fridge freezer, rubber flooring, imported Moroccan tiles, LED lighting and spotlights, sash window, eco boiler (installed 6 years ago).

**Breakfast area:** Space for dining table and chairs, fireplace with wood burner, further sash window and French doors onto garden with stain glass above.

**WET ROOM:** 9' 11" x 6' 4" (3.02m x 1.93m) Ceiling mounted rainfall shower head with wall mounted controls, large sink, wall mounted low level wc, fully tiled walls and floor, glass bricks providing light, heated towel rail.

**UTILITY AREA:** 25' 1" x 3' 1" (7.65m x 0.94m) Accessible from kitchen and front of property.

**FIRST FLOOR LANDING:** 13' 6" x 6' 10" (4.11m x 2.08m) Spacious landing with carpeted floor and stairs, stained glass windows, access to loft space being boarded and housing water cylinder.

**MASTER BEDROOM:** 13' 11" x 13' 11" (4.24m x 4.24m) Fireplace, stained glass windows, picture rail.

**BEDROOM TWO:** 13' 11" x 13' 10" (4.24m x 4.22m) Fireplace, dual aspect with stained glass windows to front and side aspect.

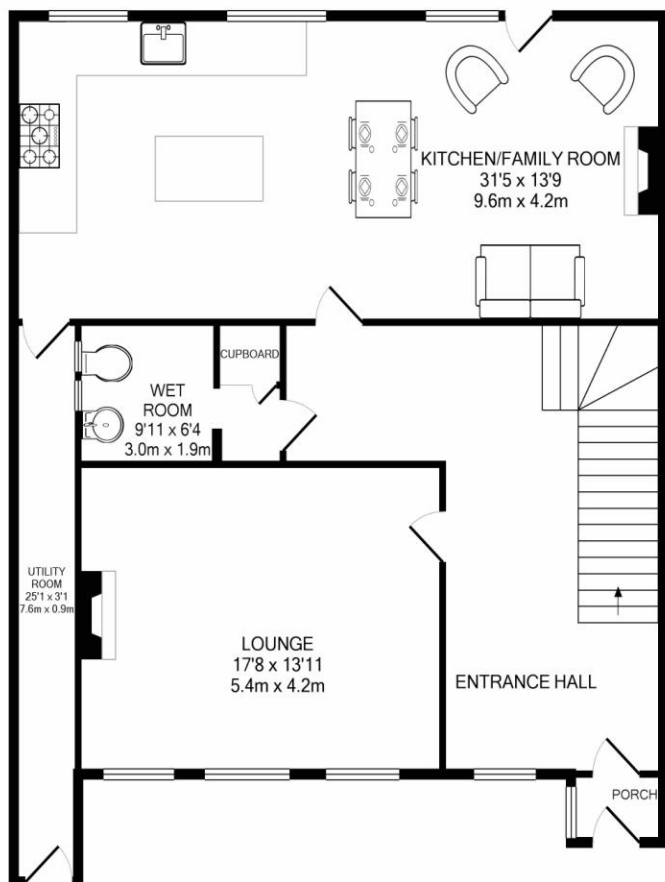
**BEDROOM THREE:** 13' 5" x 11' 0" (4.09m x 3.35m) Corner fireplace, stained glass windows, picture rail.

**BEDROOM FOUR:** 14' x 9' 10" (4.27m x 3m) Fireplace, stained glass window, picture rail.

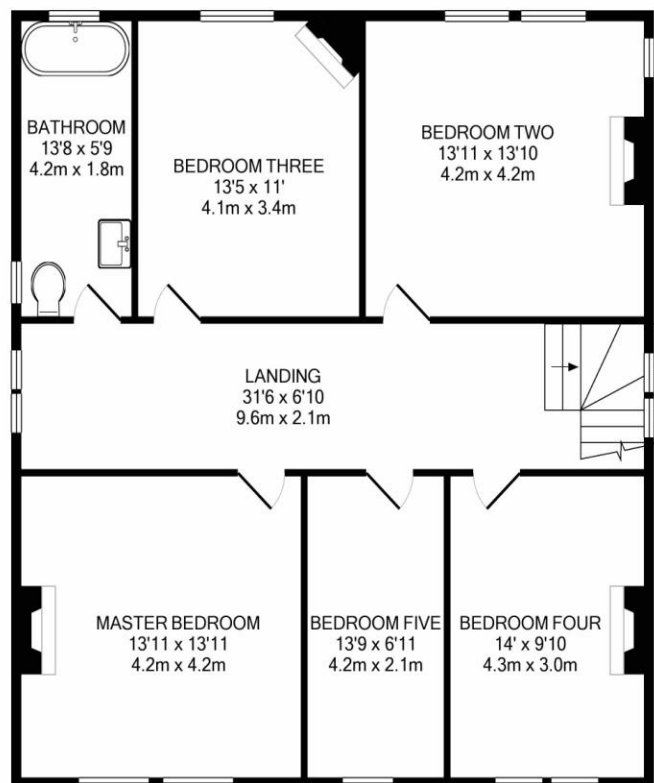
**BEDROOM FIVE:** 13' 9" x 6' 11" (4.19m x 2.11m) Stained glass window, picture rail.

**BATHROOM:** 13' 8" x 5' 9" (4.17m x 1.75m) Contemporary white suite comprising freestanding oval shaped bath with wall mounted mixer tap, oversize square sink with mixer tap and walnut vanity unit beneath, large wall mounted mirror above, low level close coupled wc, wall mounted walnut storage, small side window, feature stained glass window, part tiled with handmade Spanish tiles, marble tiled floor, chrome heated towel rail/ radiator, under floor heating.





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

2,281 sq ft / 212sq m - floor area is quoted from the EPC

## Tenure

Freehold

## Council Tax

Band E Worthing Borough Council

## Viewing Arrangements

Strictly by appointment

## Contact Details

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## Energy Performance Certificate to follow

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.