

WORTHING OFFICE

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

Tel. 01903 206000 worthing@jacobs-steel.co.uk

**JACOBS
STEEL**



St Georges Road, Worthing, West Sussex BN11 2DS | Offers In Excess Of £575,000

- A Substantial Semi Detached Property
- Wealth Of Character & Period Features
- Separate WC & Utility Room
- Off Road Parking For Two Vehicles
- Close To Worthing Beach

- Four Double Bedrooms
- Three Large Reception Rooms
- West Facing Rear Garden
- Sought After Location
- OPEN HOUSE: Saturday 19th May 12pm-2pm



Jacobs Steel and Company are excited to present to the market this beautiful Victorian semi detached four bedroom large family home in this sought after location. Particular benefits include off road parking for two vehicles, good size west facing garden, three large reception rooms and four double bedrooms.

Situated within close proximity of Worthing seafront, approximately half a miles distance from Worthing Town Centre with it's comprehensive range of amenities and shopping facilities. Worthing mainline railway station is approximately one and a half miles distant.

Front door through to:-

STORM PORCH:

Door through to:-

SPACIOUS ENTRANCE HALL:

Comprising original cornicing, original skirting boards, stripped wood flooring, radiator, under stairs storage cupboard housing wall mounted electric meter, wall

mounted heating control panel, door to:-

SPACIOUS EAST FACING LOUNGE:

16' 5 (into bay)" x 12' 1" (5m x 3.68m) Northerly, easterly and southerly aspect comprising original sash window bay, radiator, cornicing, picture rail, skirting board, TV point, ceiling rose, attractive contemporary gas fire with marble inset and attractive wood surround, opening to:-

SOUTH FACING RECEPTION ROOM TWO / DINING ROOM:

13' 3 (into bay)" x 11' 8" (4.04m x 3.56m) Comprising sash window bay, two radiators, cornicing, picture rail, original skirting boards, ceiling rose.

SPACIOUS SOUTH FACING FAMILY ROOM:

10' 1" x 12' 5" (3.07m x 3.78m) Comprising UPVC double glazed sliding door giving access to side entrance, telephone point, under stairs storage cupboard with shelving, door to:-



DUAL ASPECT KITCHEN / BREAKFAST ROOM:

20' 1" x 11' 11" (6.12m x 3.63m) Southerly and westerly aspect comprising two UPVC double glazed windows, roll edge laminate work surfaces with cupboards below, matching eye level cupboards, free standing five ring Smeg oven with matching extractor over, integrated Smeg dishwasher, stainless steel one and a half bowl sink and drainer unit, integrated fridge, space for fridge / freezer, space for tumble dryer, UPVC double glazed door giving access to feature sun trap west facing rear garden, door to:-

UTILITY ROOM:

7' 4" x 4' 5" (2.24m x 1.35m) Westerly aspect comprising roll edge laminate work surface with cupboards below, provision for washing machine, stainless steel single bowl drainer sink unit, UPVC double glazed window, wall mounted Vaillant combination boiler, door to:-

SEPARATE GROUND FLOOR WC:

4' 5" x 3' 2" (1.35m x 0.97m) Westerly aspect comprising obscure glass UPVC double glazed window, low level push button WC, hand wash basin with chrome mixer tap.

Stairs to:-

FIRST FLOOR LANDING:

Comprising radiator, cornicing, strip wood flooring, loft hatch giving storage access, cupboard with shelving, door to:-

SPACIOUS MASTER ENSUITE:

17' 1" (into bay)" x 14' 7" (5.21m x 4.44m) Easterly aspect comprising sash window bay benefitting from sea views, radiator, original cast iron fireplace with Victorian inset tiles, picture rail, door to:-

ENSUITE SHOWER ROOM:

5' 3" x 5' 1" (1.6m x 1.55m) Easterly aspect comprising sash window, shower cubicle being fully tiled having mains shower attachment over, low level push button WC, pedestal hand wash basin, part tiled walls.

BEDROOM TWO:

18' 0" (into bay)" x 10' 10" (5.49m x 3.3m) Westerly aspect comprising UPVC double glazed bay window, radiator, door to:-

ENSUITE SHOWER ROOM:

5' 3" x 4' 8" (1.6m x 1.42m) Comprising shower cubicle with Aquatronic power shower over, hand wash basin with vanity unit below, extractor fan, part tiled walls.

BEDROOM THREE:

21' 10" x 8' 3" (6.65m x 2.51m) Westerly aspect comprising UPVC double glazed window, radiator, door to:-

ENSUITE BATHROOM:

4' 5" x 4' 4" (1.35m x 1.32m) Potential and plumbing for shower cubicle and toilet, currently with hand wash basin and extractor.

BEDROOM FOUR:

11' 7" x 9' 5" (into bay)" (3.53m x 2.87m) Southerly aspect comprising sash bay window, radiator, picture rail, door to:-

ENSUITE SHOWER ROOM:

7' 3" x 3' 4" (2.21m x 1.02m) Comprising low level push button WC, pedestal hand wash basin, potential for shower cubicle, extractor fan.

FAMILY BATHROOM:

7' 5" x 6' 0" (2.26m x 1.83m) Comprising double glazed skylight, ladder style hand towel rail, panel enclosed bath with shower attachment over, pedestal hand wash basin, cupboard with shelving.

SEPARATE FIRST FLOOR WC:

5' 4" x 3' 2" (1.63m x 0.97m) Easterly aspect comprising UPVC double glazed window, low level flush WC, stripped wood flooring.

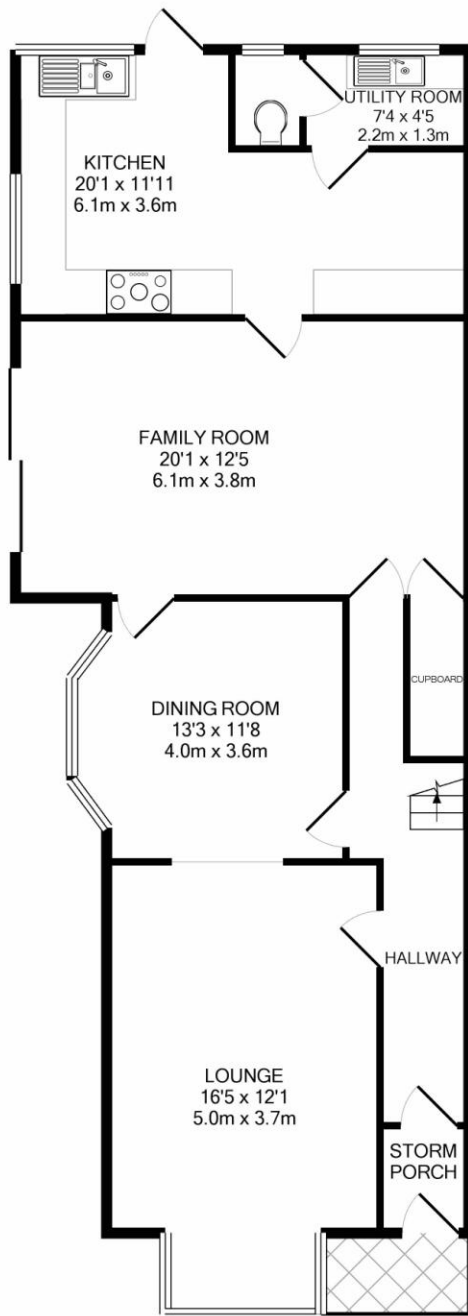
FEATURE WEST FACING SUN TRAP REAR GARDEN:

Step down to large patio area onto further lawned area, having a variety of mature shrub, tree and plant borders being brick wall enclosed, outside tap, wall mounted light, external gas meter, two timber built sheds.

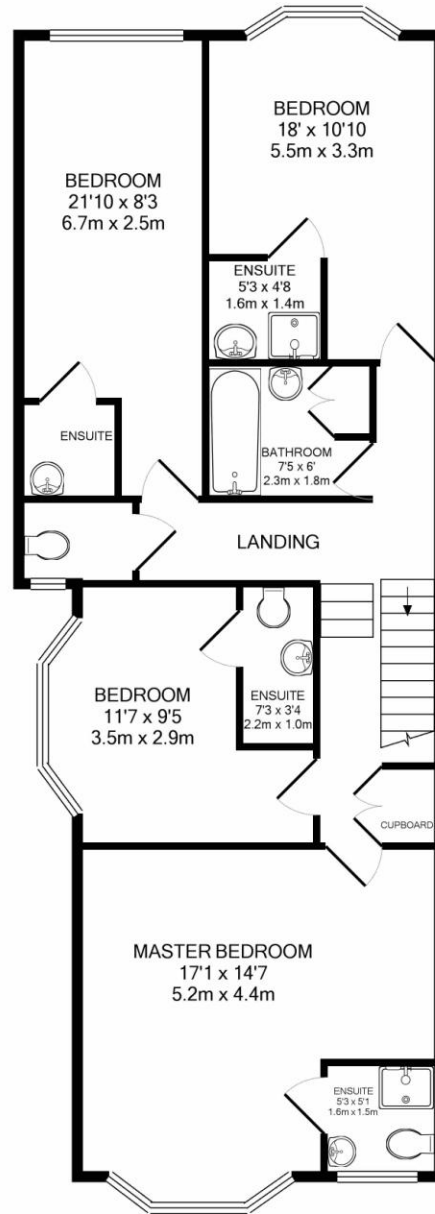
FRONT GARDEN:

Path to front door, further shingled path giving access to singled driveway affording off road parking for a approximately two vehicles, variety of shrub, tree and plant borders being wall enclosed.





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
Made with Metropix ©2018

Floor Area

Tbc - floor area is quoted from the EPC

Tenure

Freehold

Council Tax

Band E Worthing Borough Council

Viewing Arrangements

Strictly by appointment

Contact Details

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

www.jacobs-steel.co.uk

worthing@jacobs-steel.co.uk

01903 206000

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 traveling so much 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.