



## 162 South Farm Road, Worthing, BN14 7AU Offers Over £475,000

John Edwards & Co is delighted to present this spacious 4-bed Victorian terraced property on the ever popular South Farm Road, close to Worthing's mainline station, providing easy access into Brighton, London and Littlehampton, within the catchment areas of several prominent local schools, including Bohunt, Worthing High, St Andrews and Davisons, and a short distance from the town centre with its shops, cafés, bars and restaurants, and Worthing's historic beach and seafront.

The property, which has been extended by the present owners, is well-maintained throughout, and comprises four double bedrooms, a spacious lounge/diner, a recently extended and completely refurbished fitted kitchen and dining/breakfast room, two bathrooms, a secluded front garden and a rear courtyard-style garden. It would ideally suit a young family looking for extra room, buy-to-let investors, or commuters looking for an ideal home within walking distance of the station.

This is a genuinely lovely property in an exceptionally desirable area. Viewing is essential to fully appreciate all it has to offer.

## EXTERIOR/FRONT GARDEN



Secure gated/intercom access into the front garden, which is laid to lawn and fringed with established plants and shrubs, and has an outside tap. A good sized patio area provides plenty of space for garden furniture and a wooden shed, and a patio path leads up to the front door, which is sheltered beneath a storm porch.

## ENTRANCE HALL



The front door opens into the entrance hall, which has weather matting, a carpeted floor, a coved and textured ceiling with pendant lighting, a radiator, a wall-mounted shelf, power points, the door into the Lounge/Diner, and the stairs to the First Floor Landing.

## LOUNGE/DINER



Really good sized bright and spacious main reception room which has a wooden floor, a coved and textured ceiling with pendant lighting, a radiator, TV and power points two open fireplaces (non-working) with decorative tiled hearths, an inbuilt cupboard which houses the electric meter, plenty of space for both lounge and dining furniture, the doors into the Kitchen & Dining/Breakfast Room and Downstairs WC, and a double-glazed bay window to front aspect with fitted plantation shutters.

## DOWNSTAIRS WC



This convenient downstairs cloakroom features a two piece suite comprising a cameo-style hand, wash basin with storage below, and a low-level WC with concealed cistern. There is a tiled floor, a central ceiling light, and an extractor fan.

## KITCHEN & DINING/BREAKFAST ROOM



This recently extended and refurbished kitchen features a range of wall and base mounted contemporary shaker-style cabinets with lighting below, square-edged quartz work surfaces with an inset sink and drainer, high-end integrated appliances including two Neff "Slide and Hide" ovens, a five burner gas hob including central wok burner with extraction unit overhead, a Bosch dishwasher, and space and plumbing for a washing machine. In addition, there is a large built-in breakfast cupboard with light and power, its own internal quartz worktop, and two large pull-out drawers.

The dining area consists of a good sized breakfast bar with space for stools, and an additional area for a large dining table and chairs. There is a tiled floor, underfloor heating, a skimmed ceiling with inset spotlighting, two double-glazed skylights, power points, and large double-glazed sliding doors to rear aspect into the rear garden.

## STAIRS AND FIRST FLOOR LANDING



The stairs are carpeted with a wooden banister. The first floor split-level landing has a carpeted floor, a coved and textured

ceiling with pendant lighting and a smoke detector, the doors into Bedrooms One, Two, Three, and the Family Bathroom, and the stairs to the Bedroom Four/Loft Room.

## BEDROOM ONE



Bright and spacious master bedroom which has a solid wood floor, a coved and textured ceiling with pendant lighting, picture and dado rails, built-in wardrobes, TV and power points, a radiator with decorative wooden cover, and a double-glazed bay window to front aspect with fitted plantation shutters.

## BEDROOM TWO



Second good sized double bedroom which has a carpeted floor, a textured ceiling with pendant lighting, a radiator, power points, a built-in wardrobe/storage cupboard, and double-glazed windows to rear aspect.

### BEDROOM THREE



The third double bedroom has a carpeted floor, a textured ceiling with pendant lighting, power points, a radiator with decorative wooden cover, and double-glazed windows to rear aspect.

### FAMILY BATHROOM



The bathroom features a three piece suite comprising a P-shaped bath with folding glass screen, a wall-mounted hand wash basin, and a low-level WC. There is a tiled floor, metro tiled walls, an inbuilt vanity unit, a coved and skimmed ceiling with central ceiling light, a heated towel rail, and an opaque double-glazed window to side aspect.

### STAIRS TO 2ND FLOOR



The stairs to 2nd floor are carpeted with a wooden balustrade. At the landing level there is a double-glazed window to rear aspect, and access to a good sized under-eave storage cupboard which also houses the boiler presently servicing the property.

### BEDROOM FOUR/LOFT ROOM



Bright and spacious converted loft bedroom which has a carpeted floor, a skimmed ceiling with pendant lighting, double-glazed Velux windows to front aspect, under-eave storage cupboards, power points, a radiator, and the door into the ensuite shower room.

## ENSUITE SHOWER ROOM



The ensuite shower room features a three piece suite comprising a corner shower cubicle, a pedestal hand wash basin, and a low-level WC. There is a tiled floor, a skimmed ceiling with central ceiling light and extractor fan, and opaque double-glazed windows to rear aspect.

## REAR GARDEN



The courtyard-style rear garden is laid to patio and artificial lawn for ease of maintenance, with plenty of space for garden furniture, barbecuing, alfresco dining, and potted plants, exterior power/USB points, an outside tap, and gated access to the alley running alongside the rear of the property.

# Floor Plan

## South Farm Road, Worthing, BN14 7AU

Approximate Gross Internal Area  
(Including Reduced Headroom / Loft)  
133.6 sq m / 1438 sq ft

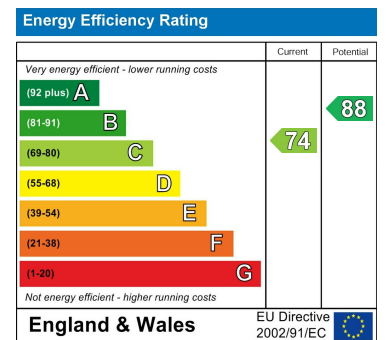


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2024

# Area Map



# Energy Efficiency Graph



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