



10 Cambridge Road, Worthing, BN11 1XD Asking Price £650,000

John Edwards Estate Agents is delighted to present this substantial Victorian four/five bed semi-detached property in Cambridge Road, close to Worthing's vibrant town centre with its shops, cafés, restaurants, and bars, only a few minutes walk from the mainline train station, enabling easy access into London, Brighton, and Littlehampton, within the catchment area of several prominent local schools, including Heene C of E Primary, and Davison, Bohunt, Worthing, Durrington, and St Andrews High Schools, and also within easy reach of local amenities, such as local churches and bus routes.

The property comprises four/five bedrooms, one/two reception rooms, two bath/shower rooms, a separate WC, a spacious fitted kitchen and breakfast/dining room, a utility room, front and rear gardens, off-street parking, and a separate Annex, perfect for either a rental opportunity, multi-generational living, or a home office/salon/treatment room for those looking to work from home. It also benefits from a host of beautiful period features.

This is a genuinely impressive and lovely period property in a hugely desirable location. Viewing is essential to fully appreciate all it has to offer. NO CHAIN

EXTERIOR

The front garden is enclosed behind a low flint and concrete wall and is laid to shingle for ease of maintenance, with established plant and flower beds. A terracotta tiled pathway leads up to the front door, and a driveway provides off-road parking for multiple cars. There is also plenty of space for potted plants and bin storage.

PORCH/VESTIBULE



The front door opens into the porch, which has weather matting and a carpeted floor, pendant lighting, and an open door into the Vestibule.

The Vestibule has a solid wood floor, a corniced and textured ceiling with ceiling rose, pendant lighting, a radiator, an inbuilt wooden cupboard which houses the electrics servicing the property, dado rails, and the doors into the Hallway and the stairs to the First Floor Landing.

HALLWAY



The hallway has a solid wood floor, a textured ceiling with pendant lighting, picture rails, a radiator, power points, access into some inbuilt storage cupboards including a large understairs storage space, and the doors into Reception Rooms One

and Two, the Downstairs Bathroom, the Utility Room and the Kitchen & Breakfast/Dining Room.

RECEPTION ROOM ONE



Exceptionally bright and spacious main reception room which has a solid wood floor, a corniced and textured ceiling with central ceiling rose and pendant lighting, picture rails, TV and power points, radiators, a large working fireplace with decorative wooden/tiled surround and mantel and terracotta tiled hearth, and a large double-glazed sash bay window to front aspect.

RECEPTION ROOM TWO/BEDROOM FIVE



Second exceptionally spacious and bright reception room which has a carpeted floor, a corniced and textured ceiling with central ceiling rose, ceiling fan and pendant lighting, a radiator, TV and power points a second fireplace (non-working) with tiled surround and wooden mantel, radiators, a large double-glazed sash bay window to side aspect, and the door into the downstairs bathroom.

DOWNSTAIRS BATHROOM



This downstairs bathroom features a three-piece suite comprising a freestanding bath, a pedestal hand wash basin, and a low-level WC. There is a vinyl floor, a skimmed ceiling with central ceiling light and extractor fan, a radiator, a wall-mounted mirror fronted vanity unit, and an opaque double-glazed window to side aspect. Doors open into both Reception Room Two, and the Hallway.

UTILITY ROOM



The good sized utility room features a range of wall and base mounted cabinets, rolled top worksurfaces, an inset sink and drainer, tiled splashbacks, a radiator, and plenty of space and plumbing for a washing machine and tumble dryer. Double-glazed windows, and an opaque double-glaze door open to side aspect, onto the garden.

KITCHEN & BREAKFAST/DINING ROOM



The spacious kitchen features a range of wall and base mounted cabinets, square-edged work surfaces with an inset sink and drainer, an integrated oven and grill and four burner electric hob with extraction unit over, and space and plumbing for a dishwasher. There is a wood floor, a radiator, tiled splashbacks, power points, plenty of space for a breakfast/dining table and chairs, a corniced and skimmed ceiling with pendant lighting, and double-glazed windows to side aspect. The boiler servicing the property is also situated here and is concealed within a kitchen cupboard.

STAIRS & FIRST FLOOR LANDING



The broad staircase is carpeted with a wooden banister. On the split-level landing there is a carpeted floor, a coved and skimmed ceiling with pendant lighting and a smoke detector, radiators, power points and the doors into all four first floor Bedrooms, the Shower Room, the Separate WC, and access into the loft via a pair of ceiling hatches.

BEDROOM ONE - PRIMARY



Bright and spacious main double bedroom which has a carpeted floor, a coved and skimmed ceiling with pendant lighting, a radiator, TV and power points, and dual aspect double-glazed windows to rear and side. There is also a door into the ensuite shower room.

ENSUITE SHOWER ROOM



Good sized ensuite shower room featuring a three-piece suite, comprising a corner shower cubicle with sliding glass doors, a pedestal hand wash basin, and a low-level WC. There is a vinyl floor, a skimmed ceiling with central ceiling light, part wood-panelled walls, a wall-mounted mirror-fronted vanity unit, a radiator, and opaque double-glazed windows to rear aspect.

SEPARATE WC

The separate WC features a two-piece suite, comprising a pedestal hand wash basin and a low-level WC. There is a vinyl floor, part wood-panelled walls, a skimmed ceiling with central ceiling light, a radiator, a wall-mounted mirror-fronted vanity unit, and an opaque double-glazed window to side aspect.

BEDROOM TWO



Second exceptionally spacious double bedroom which has a carpeted floor, a corniced and skimmed ceiling with pendant lighting, a radiator, TV and power points, a period-style fireplace with decorative tiled surround and slate hearth, picture rails, and a large double-glazed sash bay window to side aspect.

BEDROOM THREE



The third spacious double bedroom has a carpeted floor, a corniced and skimmed ceiling with pendant lighting, picture rails, a radiator, TV and power points, and a double-glazed sash bay window to front aspect.

BEDROOM FOUR



The fourth bedroom has a carpeted floor, a corniced and skimmed ceiling with pendant lighting, a radiator, TV and power points, picture rails, and a double-glazed sash window to front aspect.

GARDEN



The property has a courtyard-style L-shaped garden, situated to the side and rear of the property, which is laid to hardstanding with shingled borders, and plenty of space for potted plants and garden furniture. In addition, there is an outside tap, exterior lighting, and a large metal storage shed. There is also gated access onto the driveway at the front of the property, and access into the separate Annex.

ANNEX



The property has the benefit of a self-contained annex which comprises a bedroom/living space, and a toilet/shower room.

The bedroom has a carpeted floor, a textured ceiling with central ceiling light and a smoke detector, TV and power points, a wall mounted electric heater, and double-glazed windows to front and side aspects. There is also a recessed shower cubicle, a corner hand wash basin, and a low-level WC. This could provide a rental income, enable multi-generational living, or easily be converted into a home office, salon, gym or treatment room, for those looking to work from home.

Floor Plan

Cambridge Road, Worthing, BN11 3DR

Approximate Gross Internal Area = 178.3 sq m / 1919 sq ft
 Outbuilding = 11.2 sq m / 120 sq ft
 Total = 189.5 sq m / 2039 sq ft

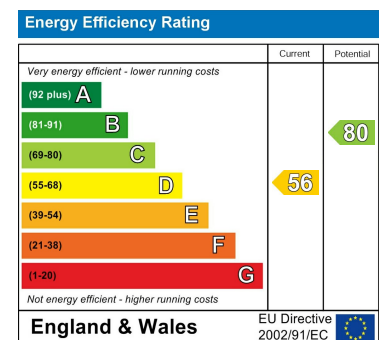


Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys @ 2024

Area Map



Energy Efficiency Graph



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