



15 Valencia Road | Worthing | West Sussex | BN11 4QD

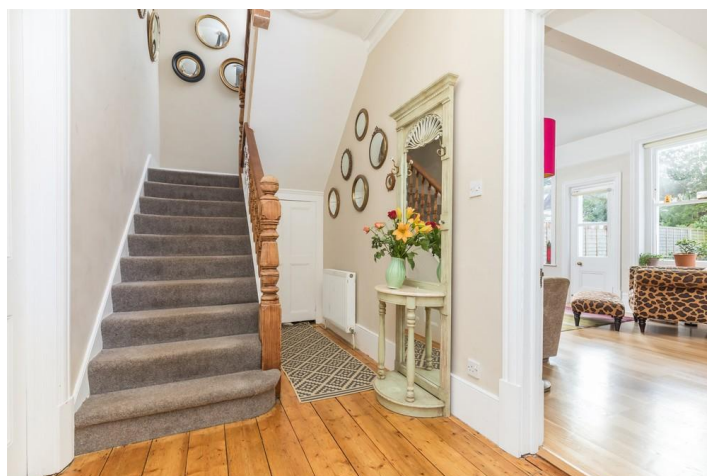
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Jacobs | Steel



Positioned in this popular and quiet residential road in West Worthing, Jacobs Steel are delighted to offer for sale this immaculately presented six bedroom semi-detached Victorian house which exhibits a wealth of original features and curb appeal. The property boasts five double bedrooms and a further large single, two reception rooms, two bathrooms, a newly fitted contemporary open plan kitchen/dining room, off road parking for two/three vehicles and a west facing garden.

A home of **style & sophistication**







Property details: 15 Valencia Road | Worthing | West Sussex | BN11 4QD

Key features:

- Semi-Detached Victorian House
- Six Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Contemporary Open Plan Kitchen/Dining Room
- Ground Floor Utility/Cloakroom
- Wealth Of Original Features
- West Facing Rear Garden
- Off Road Parking For Two/Three Vehicles
- Close To Local Shops, Amenities & Mainline Train Station



Close to West Worthing train station in a quiet residential street

INTERNALLY Arranged over three floors, this tastefully renovated Victorian family home offers a wealth of original features and versatility within its accommodation. Through the ornate original arched front door and Milton tiled porch, the spacious ground floor comprises of a front separate living room, utility/cloakroom and open plan kitchen/dining room; this open plan space allows modern family living to work seamlessly with the charms of the original Victorian home. The newly fitted kitchen boasts contemporary charcoal units and white quartz worktops with space and provisions for a large freestanding cooker and American fridge/freezer, whilst offering ample space for a family dining table and lounging area. The original staircase leads to the first floor with three large double bedrooms and a spacious single bedroom. The family bathroom has been modernised with a deep navy blue finish against the contrasting white suite, including a bath with shower over, toilet and hand wash basin. On the top floor are two further bedrooms, both comfortably fitting double beds with the main bedroom measuring 16'7 x 14'6 and benefiting from an en-suite shower room and walk-in wardrobe.

EXTERNALLY The wall enclosed front garden has mature planted borders and a paved front driveway allows off road parking for two/three vehicles and access to the rear garden via a side gate. The walled rear garden faces the favoured west aspect offering an Indian sandstone patio and area of lawn, enclosed by established trees and well-stocked flower beds.

SITUATED The property sits in a residential one-way street in desirable West Worthing, just a short distance from Worthing seafront. It is positioned 100 yards from a mainline train station with direct links to London and Brighton. Bus routes also run along the adjoining Tarring Road where you can find convenience stores and eateries. Worthing town centre with its comprehensive shops, restaurants and theatres is located approximately 1 mile away.

STORM PORCH

ENTRANCE HALL

UTILITY/CLOAKROOM

KITCHEN/DINING ROOM 28' 10" x 23' 3" (8.79m x 7.09m)

LIVING ROOM 15' 8" x 14' 9" (4.78m x 4.5m)

BEDROOM ONE 15' 10" x 14' 9" (4.83m x 4.5m)

BEDROOM TWO 14' x 11' 8" (4.27m x 3.56m)

FIRST FLOOR LANDING

BEDROOM THREE 13' 3" x 10' 8" (4.04m x 3.25m)

BEDROOM FOUR 12' 5" x 7' 4" (3.78m x 2.24m)

BATHROOM

SECOND FLOOR LANDING

BEDROOM FIVE 16' 7" x 14' 6" (5.05m x 4.42m)

ENSUITE

BEDROOM SIX 12' 7" x 11' 9" (3.84m x 3.58m)

Valencia Road



Ground Floor
Approximate Floor Area
876.50 sq ft
(81.43 sq m)

First Floor
Approximate Floor Area
863.58 sq ft
(80.23 sq m)

Second Floor
Approximate Floor Area
524.09 sq ft
(48.69 sq m)



Approximate Gross Internal Area = 210.35 sq m / 2264.18 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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EPC TO FOLLOW

Property Details:

Floor Area: TBC – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band

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.