



Brighton Road | Worthing | BN11 2EU  
Guide Price £865,000





We are delighted to offer for sale this well presented, charming and characterful, period family home positioned on this prestigious and highly desirable road in Central Worthing, close to local shops, amenities, mainline train station, parks and leisure facilities. This attractive, mid terraced home is located less than 30 metres from Worthing's picturesque seafront and boasts six bedrooms, three reception rooms, fitted kitchen, modern family bathroom, ground floor W/C and a low maintenance private rear garden. The property has a private parking space and is sold with no ongoing chain.



## Key Features

- Substantial Mid Terraced Victorian Family Home
- Direct Sea Views
- Six Bedrooms
- South Facing Master Bedroom With Balcony
- Modern Fitted Kitchen/Breakfast Room
- Ground Floor Utility Room
- Wealth Of Original Features
- Off Road Parking
- No Ongoing Chain



**6 Bedrooms**



**3 Bathrooms**



**3 Reception Rooms**

### INTERNAL

The covered wooden front door opens into the internal porch which provides a convenient place to kick off shoes and hang coats before entering the welcoming entrance hall via an original stained glass door. The entrance hall benefits from a wealth of original features including ceilings corbels, stunning cornicing and skirting. The hallway has access to an under stairs storage cupboard, ground floor w/c and stairs that rise to the first floor.

**GROUND FLOOR:** The dual aspect living/dining room has been cleverly designed to allow for either open plan hosting or it can be sectioned off to maintain two reception rooms. The bay fronted living room measures a very generous 17'2" x 13'4" and has direct views out onto the seafront facing south, transforming this an extremely light and airy room all year round. The kitchen/breakfast room is situated to the rear of the property, with the kitchen area fitted with an array of floor mounted units topped with dark oak worktops to create a smart contemporary finish, with a range oven. The kitchen benefits from a large larder cupboard, space and provisions for white goods and plenty of units for storage. The rear of the room benefits from a large west facing window, allowing the afternoon sun to flood this space and can comfortably fit a large family sized dining table, making this the perfect place to start your day with breakfast. The utility room is accessed from the kitchen and boasts a wealth of storage/worktop space with plenty of space for multiple white goods.

**FIRST FLOOR:** To the first floor are four bedrooms, two bathrooms and a large linen cupboard. The imposing south facing main bedroom is positioned at the front of the property and boasts undisrupted direct views out to the English Channel and Worthing seafront. The bay window provides the ideal spot to sit and admire the wonderful views throughout the day, no matter the weather. There is a modern fitted en-suite off the main bedroom which has been fitted with a bath, w/c, bidet, hand wash basin and large vanity unit with granite top. .

Parallel to the bathroom is the walk-in dressing room/sixth bedroom which has been fitted with plenty of built in wardrobe space. The additional two double bedrooms positioned at the rear of the house can comfortably fit a large double bed or can continue to be used as offices. The family bathroom has been fitted with a three piece suite including a shower, toilet and hand wash basin.

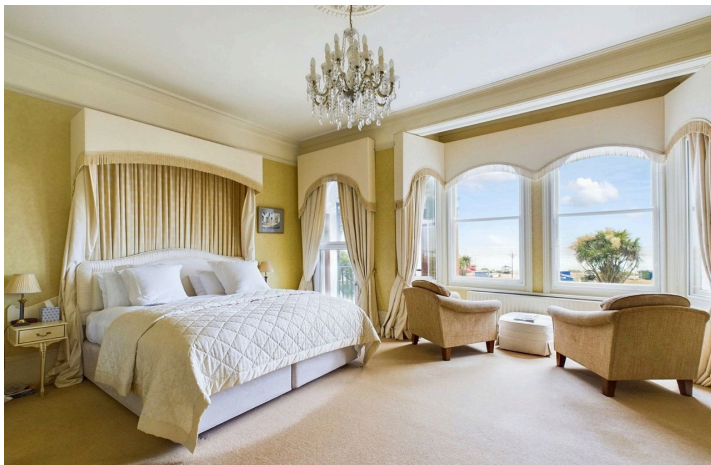
**SECOND FLOOR:** The second floor comprises of two double bedrooms which are both linked via a Jack and Jill Bathroom, with one offering direct sea views and the other views over the South Downs. There is also a large loft space accessed from the landing which could potentially be converted to a home office, as done by neighbouring properties.

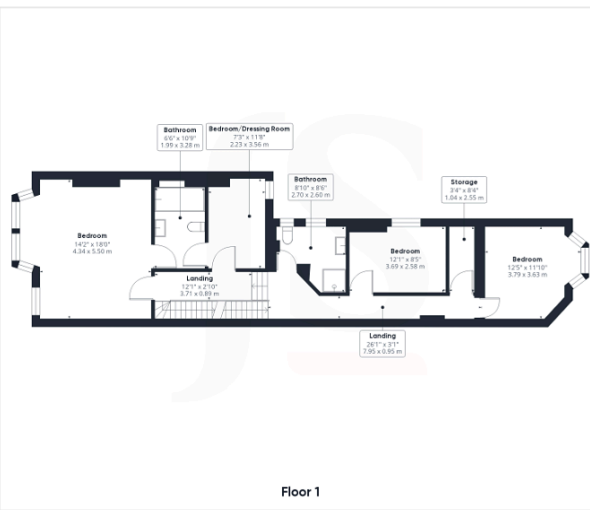
### EXTERNAL

To the front of this imposing home is a generous sized driveway providing off street parking. The attractive rear garden has been cleverly designed to require minimal upkeep being predominantly paved and is wall enclosed providing a secluded and private area for the family to enjoy all year round. A gate provides rear access via a twitten.

### LOCATION

This substantial Victorian property is positioned in one of Worthing's most prestigious postcodes in central East Worthing. Less than 30 metres to Worthing Seafront and minutes from the town centre, you'll be perfectly located to benefit from some of the best restaurants and cafes in the area. Close-by is the award-winning leisure centre, Splashpoint that boasts two swimming pools, spa and gym. There are also three parks and a sea-inspired children's playground all located next to Splashpoint. Commuters are also well served with Worthing train station's offering regular services along the coast and London. You can also spend the evenings at the local theatres or cinema's.





Approximate total area<sup>(1)</sup>  
 2485.14 ft<sup>2</sup>  
 230.88 m<sup>2</sup>

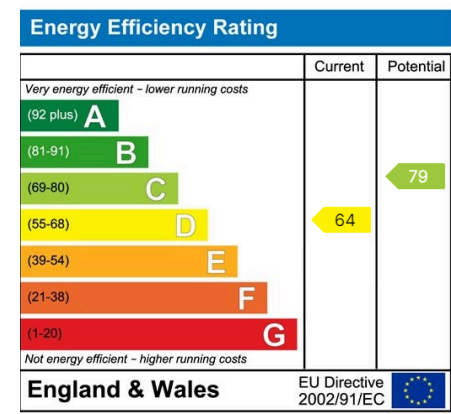
Reduced headroom  
 108.95 ft<sup>2</sup>  
 10.12 m<sup>2</sup>

(1) Excluding balconies and terraces

[ ] Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## Property Details:

Floor area \*as quoted by EPC: Tbc  
 Tenure: Freehold  
 Council tax band: E

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 floor plans 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.