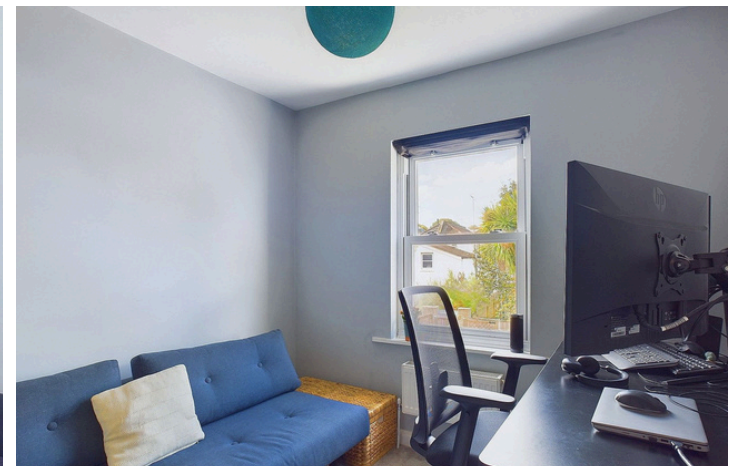




Clifton Road | Worthing | BN11 4DP  
Guide Price £415,000



Jacobs Steel are delighted to offer for sale this charming and well presented period mid-terraced house positioned in this popular residential location close to shops, amenities, mainline train station and parks. This attractive home is located on the outskirts of Poet's District and just metres away from Victoria Park. It boasts three bedrooms, two reception rooms, large modern fitted kitchen/diner, contemporary bathroom and landscaped west facing rear garden.



## Key Features

- Period Mid Terraced Family Home
- Three Bedrooms
- Two Reception Rooms
- Large Modern Fitted Kitchen
- Contemporary Bathroom & Separate W/C
- West Facing Feature Rear Garden
- Immaculately Presented
- Period Features Throughout
- Desirable Worthing Town Centre Location



**3 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

### INTERNAL

Upon entering this residence, it is immediately clear that the current owners have cleverly blended modern living with timeless period elegance. Their attention to detail along with touches of original features enhance nearly every room in this stunning home. This period property spans two levels and presents a rare opportunity to reside in one of central West Worthing's most desirable areas on the outskirts of Poet's District and situated less than 150 meters from Victoria Park. The ground floor boasts a spacious open-plan kitchen and dining area located at the back of the house. This contemporary white kitchen features white countertops and is equipped with provisions and space for appliances, including space for a large range cooker. This light and airy westerly and southerly aspect space seamlessly connects to the west facing rear garden through large double doors. Additionally, there are two generously proportioned reception rooms. The lounge, located at the front of the home, benefits from an easterly aspect highlighted by a bay window and showcases a beautiful cast iron fireplace with a fitted alcove units to one side. A wide opening leads to the second reception room, currently used as a dining area but providing versatile options for this spacious home. Ascending to the first floor, you will find three roomy bedrooms and a stunning family bathroom. The master bedroom spans the entire width of the property and features a large bay window. The family bathroom is equipped with a complete suite, including a bath with a shower overhead, along with a toilet and hand wash basin.

### EXTERNAL

The well proportioned rear garden has been thoughtfully and recently landscaped to require minimal upkeep and is predominantly laid with lawn and stunning Indian sandstone patio. A rear gate provides access via a twitten. In addition, there are two wooden outbuildings providing convenient storage.

### LOCATION

Situated In one of Worthing's most sought-after locations close to Poet's District in central West Worthing less than 150 metres from Victoria Park and positioned conveniently to 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. Commuters are also well served with Worthing train station's offering regular services along the coast and London within 300 metres.

Council Tax Band: B





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area \*as quoted by EPC: 1055 SqFt

Tenure: Freehold

Council tax band: B

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.