

WORTHING OFFICE

54 Chapel Road, Worthing, West Sussex, BN11 1BE

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Cowper Road, Worthing BN11 4PD | Offers In Excess Of £335,000

- A Spacious 1st & 2nd Floor Maisonette
- Three Good Size Bedrooms
- Shower Room & Bathroom
- 2/3 Off Road Parking Spaces
- Gas Central Heating
- Attractive Edwardian Semi Detached Building
- Two Large Reception Rooms
- Converted Loft
- Outside Storage Space
- Freehold



Jacobs Steel are delighted to offer for sale this impressive and large three bedroom maisonette which spans across the first and second floor of a converted Edwardian house. Benefits include two large reception rooms, off road parking and extensive storage.

Internally - You enter the property through a private porch on the ground floor. As you reach the first floor you are spoilt with space, with access from the hallway into the two reception rooms, two bedrooms, a bathroom and kitchen. The South facing living room has a beautiful feature fire place with built in storage either side. There is an opening which leads into the dining room where you have a large South facing bay window overlooking the rear of the

property. From the hallway to your right you enter a modern kitchen which has a fire escape/ balcony area which leads to outside storage area to the side of the property. Next to the kitchen you have the shower room with WC and wash basin. The generously sized master bedroom has built in wardrobes, original fireplace and a bay fronted window. The double second bedroom also has built in wardrobes. An impressive staircase with feature exposed brickwork leads to an open plan third bedroom/ study with velux windows and wooden flooring. Next door you have a stunning bathroom with a feature brick wall, bath tub, wash hand basin & WC.

Worthing Town Centre with its comprehensive shopping



amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 0.9 miles away. The nearest station is Worthing which is approximately 0.4 miles away. Bus services run nearby.

PRIVATE ENTRANCE:

HALLWAY:

Exposed brickwork on stairs, carpeted, airing cupboard.

LOUNGE:

16' 9" x 12' 8" (5.11m x 3.86m) Double glazed window, fireplace with working gas fire, recess cupboards and shelving, picture rail, carpeted.

DINING ROOM:

14' 3" x 12' 8" (4.34m x 3.86m) Double glazed bay window, hatch to kitchen, corner storage cupboard, picture rail, carpeted.

KITCHEN:

11' 3" x 7' 10" (3.43m x 2.39m) A range of wall and base level beech effect units with matching drawers, square edge laminate work surfaces with matching up stands and splashback, stainless steel 1 1/4 sink and drainer with mixer tap, stainless steel four ring gas hob, oven below and extractor hood over, space and plumbing for slimline dishwasher and washing machine, space for fridge/ freezer, door to fire escape/ balcony area.

MASTER BEDROOM:

16' 1" x 14' 4" (4.9m x 4.37m) Double glazed bay window, feature fireplace, fitted wardrobe, picture rail, carpeted.

BEDROOM TWO:

10' 11" x 9' 3" (3.33m x 2.82m) Secondary glazed window, fitted wardrobe.

SHOWER ROOM:

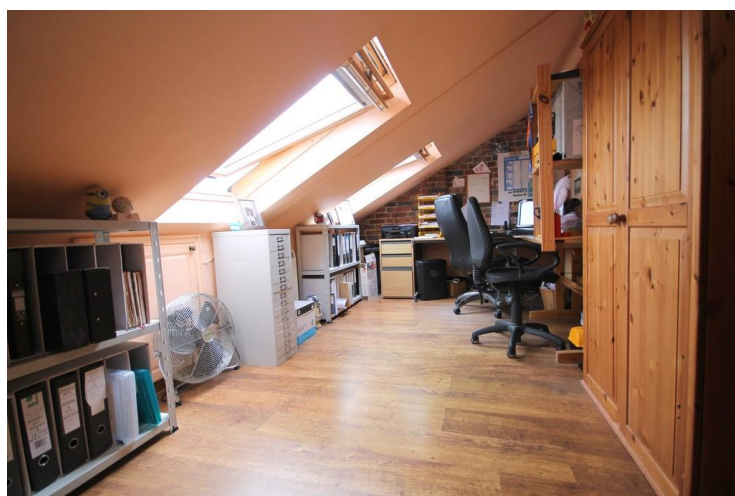
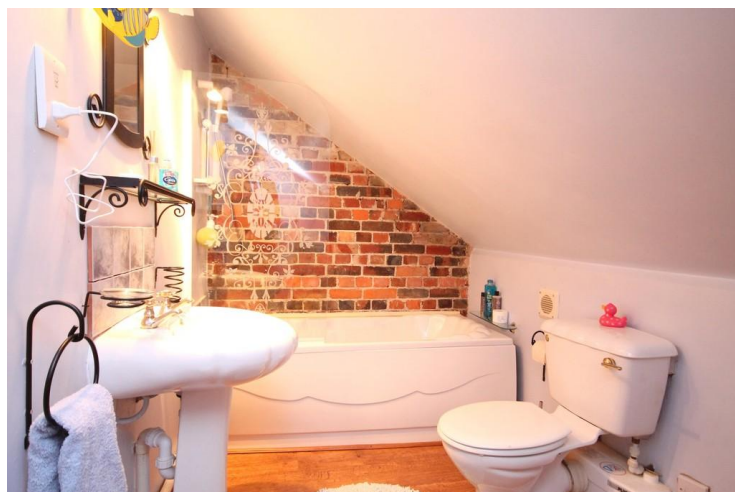
7' 8" x 5' 2" (2.34m x 1.57m) Shower cubicle with power shower, wash hand basin set into vanity unit with cupboards and drawers beneath, low level wc, heated towel rail/ radiator, wooden laminate flooring.

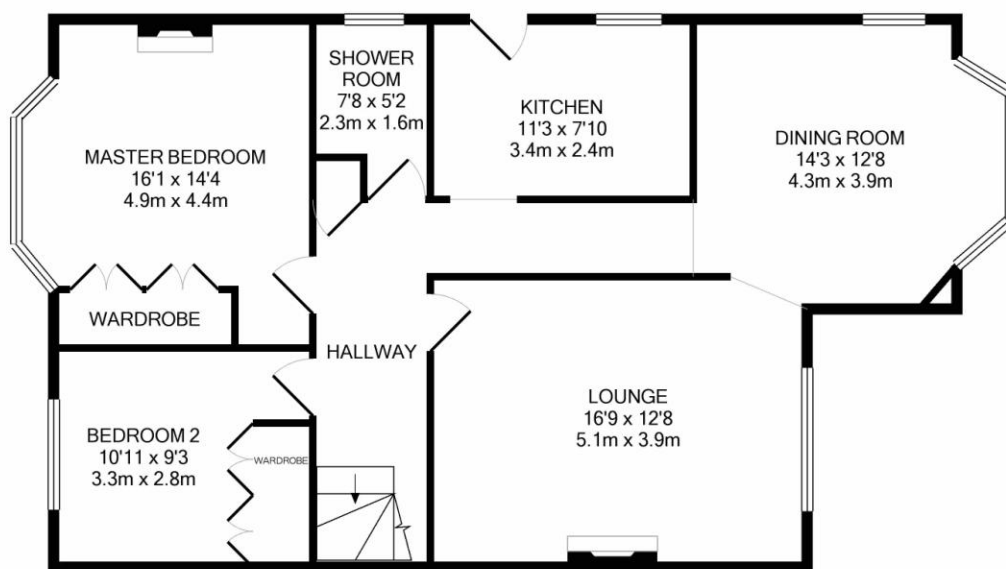
LOFT CONVERSION:

28' 1" x 20' 0" (8.56m x 6.1m) Exposed brickwork, wooden laminate flooring, under eaves storage.

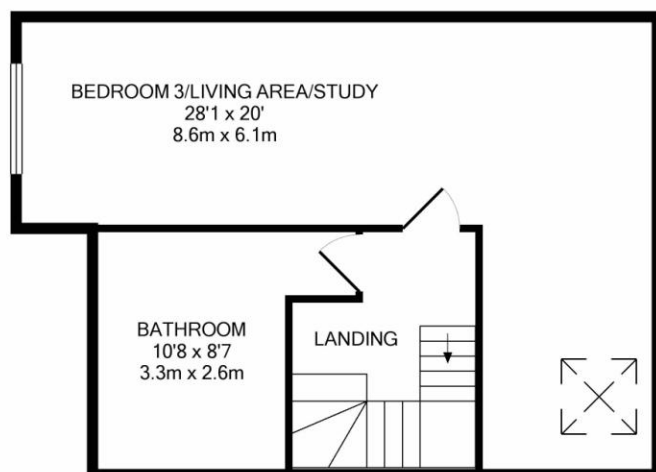
BATHROOM:

10' 9" x 8' 7" (3.28m x 2.62m) White suite comprising panel enclosed bath with power shower over, wash hand basin, low level wc, exposed brick wall, wooden laminate flooring.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Floor Area

1,463 sq ft / 136sq m - floor area is quoted from the EPC

Tenure

Freehold

Council Tax

Band B Worthing Borough Council

Viewing Arrangements

Strictly by appointment

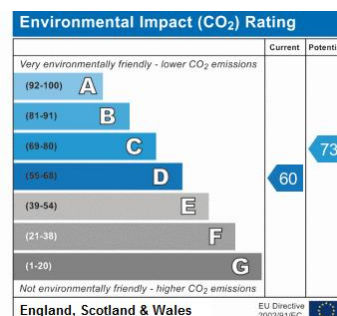
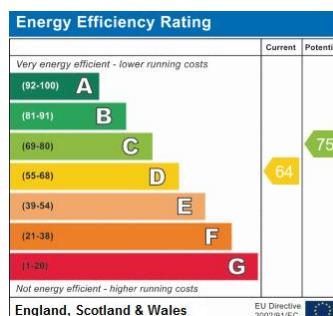
Contact Details

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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.