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ESTATE AGENCY

*It's all in the details...*



# 42 Lavington Road

Worthing, West Sussex, BN14 7SN

## Guide Price £550,000

- Ready to be refreshed and updated
- Detached period home with the potential to extend (STNC)
- Superbly sized rear garden of circa 90ft
- Prized school catchment area
- Walled frontage and gated driveway
- Ground floor with plenty of chance to be reconfigured
- Two interconnecting reception rooms
- Two double bedrooms
- Additional single bedroom
- Kitchen and bathroom in need of modernisation

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## **Step Inside**

Perfectly placed for some of the most highly regarded schools in the area, this detached period home is ready to be revamped into a home that reflects your own sense of style. Detached and sitting back from the pavement behind a walled frontage with a gated driveway, it opens onto fabulously sized gardens of approximately 90ft.

Step inside from a classic covered entrance and you'll find traditional doors, picture rails and fireplaces retaining plenty of original charm. A notably large hallway instantly gives a great sense of space leading the way into a duo of interconnecting reception rooms. A generous living room is lit by tall south-facing windows and the adjoining dining room, with its stained glass porthole window, opens onto the patio. Delineated by glazed double doors, each of these rooms has their own mid-century corner fireplace.

Generating a host of possibilities, it's easy to see that the layout could be extended and opened into the adjacent kitchen to create a hugely contemporary open plan space and a seamless connection to the gardens (STNC). The double aspect kitchen is in need of full modernisation and ready to be completely tailored to your individual needs. A demi-glazed door gives further access to the garden and if renovated to open into the dining room there would be a wealth of opportunity to have a large central island.

Upstairs the picture rails and lovely degree of natural light continue in each of the three bedrooms. Both of the double bedrooms have tiled focal point fireplaces that match those of the ground floor and the single room has the versatility to be a great home office if needed. Together they share a family bathroom and separate WC that when refurbished could add a deluxe finishing touch. The loft above provides additional options to extend this home further still (STNC).

## **Outside**

With an array of classic cottage garden perennials adding a pop of colour, the walled front garden gives a great sense of distance from passers-by and with only a little TLC would provide a fantastic introduction. To its side a gated long driveway has private off-road parking space for several vehicles.

Stretching out over an enviable distance of circa 90ft, to the rear an extensive garden is on hand to provide ideal haven from a busy day. Bordered by a brilliant amount of wonderfully high hedgerows, that give a coveted level of privacy and seclusion its impressive dimensions supply you with every excuse to step outside, relax and unwind. An established lawn reaches all the way down to the back giving children a chance to play, mature roses and hydrangeas sit within existing beds and there is plenty of chance to add a garden room, terracing, a play area or vegetable garden.

## **In Your Local Area**

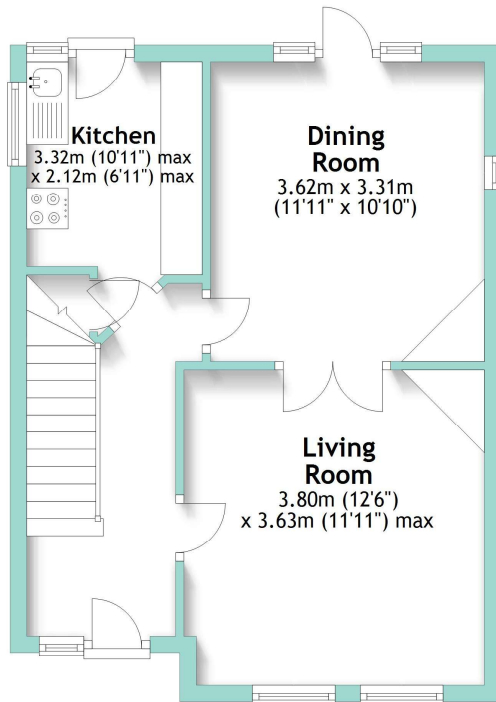
Within a short walk from both Tarring Park and Durrington Recreation Ground with their playgrounds and tennis courts, this detached home is near to a choice of local shops and only just over a mile from the very centre of Worthing. Situated in a highly sought after catchment area for schools currently rated as Good or Outstanding by OFSTED, it is near to the ever popular Thomas A` Becket schools, Worthing High School, a Northbrook College campus and Davison Church of England High School for Girls.

The beach and promenade are within easy reach and nearby Tarring village is home to a number of beautiful listed buildings and popular pubs. There are a range of local shops, amenities and cafes close by and Worthing town centre has plenty of choice with high street and independent shops, bars and restaurants, along with supermarkets such as Waitrose and Marks & Spencer. The A27 and A24 supply convenient commuter routes, and West Worthing mainline station is circa 1.2 miles from your door.



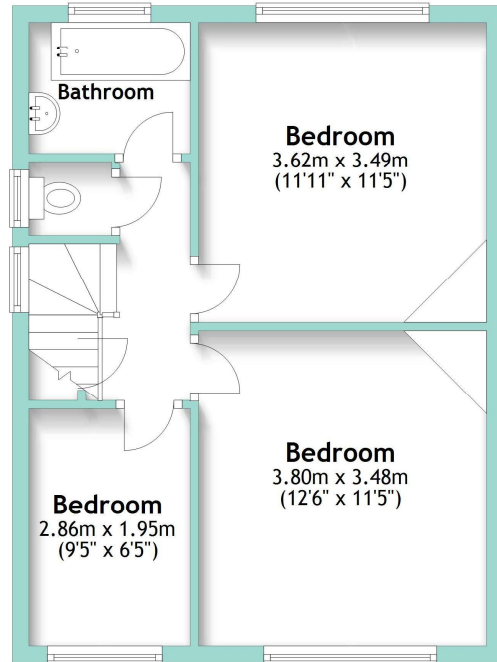
### Ground Floor

Approx. 40.3 sq. metres (434.3 sq. feet)



### First Floor

Approx. 41.5 sq. metres (446.4 sq. feet)



Total area: approx. 81.8 sq. metres (880.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		50	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Council Tax:** Adur & Worthing Band D

**Tenure:** Freehold

**Disclaimer**

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.