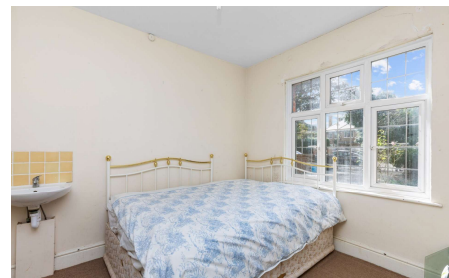




Matthew
Anthony
ESTATE AGENCY

It's all in the details...



28 Windsor Road

Worthing, West Sussex, BN11 2LX

Offers Over £745,000

- Ready to be refreshed and updated
- Approximately only 0.18 miles/300 metres from the beach
- Detached period home with the potential to extend (STNC)
- Extensive rear garden
- Garage and driveway parking
- 3 generous reception rooms
- Kitchen and additional utility room
- Versatile ground floor bedroom with French doors to the patio
- 4 further bedrooms and family shower room
- Easy access to local schools, the mainline station and town centre

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Worthing House, 6 South Street, Worthing BN11 3AA
01903 608080 | info@matthewanthony.co.uk

Step Inside

On a wide tree-lined road that leads down to the beach, the location of this detached period home means that you can be dipping your toes in the sea in matter of moments. Behind a considerable walled garden and large private driveway, its bay fronted facade retains a wealth of charm, while inside a hugely versatile layout can be refreshed and reconfigured to perfectly reflect your own lifestyle.

Unfolding from a central entrance hall, the easy flow of the ground floor includes a trio of reception rooms all notably light and bright and generously sized for modern family life. With bay windows, two stretch out across the full depth of house giving ample scope to be opened up into one sociable and fluid space. Whilst one has a fireplace, the other opens onto a secluded terrace that would be ideal for sitting back with a morning coffee or a glass of wine at the end of the day.

With views of the enviably large garden, a double aspect kitchen is fully fitted with white cabinets and contrasting black countertops housing an integrated oven and gas hob. The wrap-around layout supplies plenty of workspace and storage. The adjoining utility room has its own door to the garden and leads to a ground floor bedroom. With French doors to a patio garden, this added space could easily become a great study/home office if you need one.

Upstairs, four further bedrooms with fitted wardrobes and high ceilings add to the sense of space. Together they share a family shower room that when refreshed and updated would give a deluxe finishing touch.

Outside

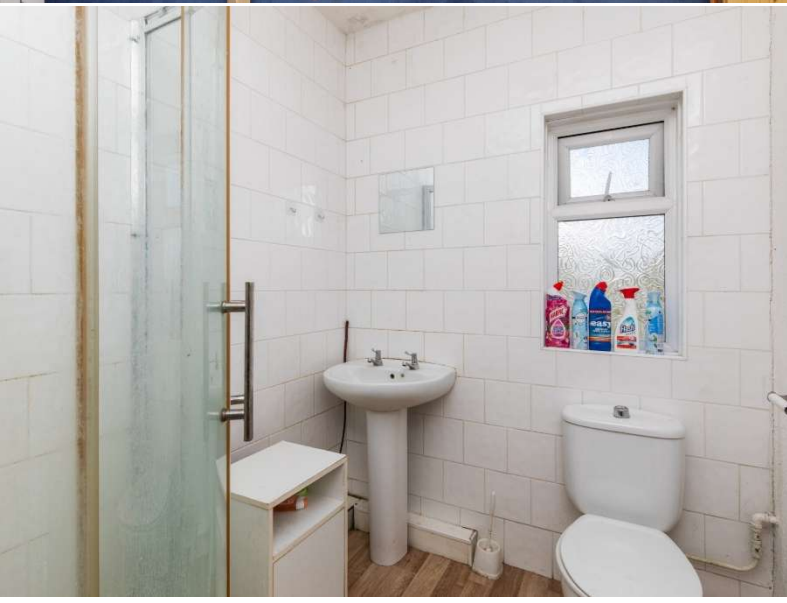
Superbly sized yet in need of a little TLC, it's easy to see that when cut-back and tidied the prodigious gardens have a fantastic amount of space in which to relax and unwind. The terrace and patio are ideally proportioned for al fresco drinks and dining, while the considerable lawn is bordered by mature shrubs and stretches down to a series of outbuildings that add a host of possibilities. Whether you're green fingered and long to have somewhere big enough to incorporate a vegetable plot or simply want space for children to play, these extensive gardens generate plenty of chance to be tailored to your own needs.

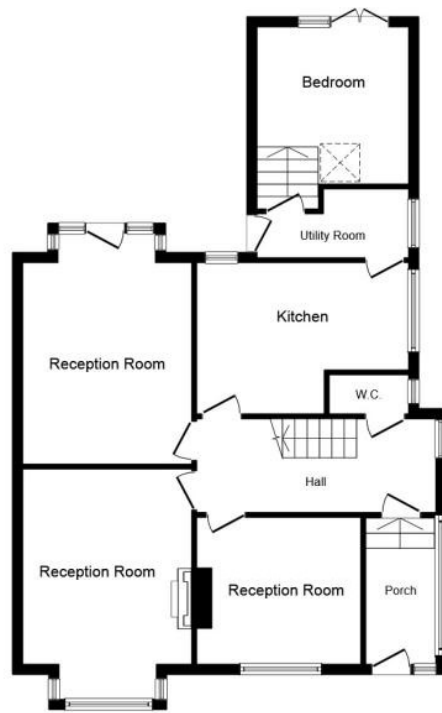
At the front the house a walled garden gives a great sense of distance from passers-by while a broad driveway and detached garage provide an impressive measure of private off-road parking.

In Your Local Area

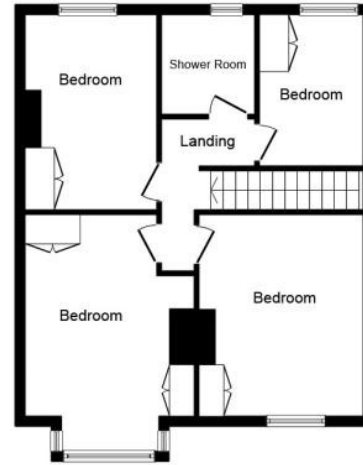
Sitting to the east of the town centre with the beach only 0.2miles from your door, Windsor Road is ideally positioned for all that Worthing has to offer. A wide range of high street and independent amenities are within easy reach, including supermarkets such as Waitrose, Marks & Spencer and Morrisons.

For families there's a great selection of highly regarded schools in the local area including Davison High School for Girls currently rated as Outstanding by Ofsted. The coast road takes you directly to Portslade, Hove and Brighton while the A27 offers convenient routes across Sussex from Portsmouth to Eastbourne. East Worthing mainline station is approximately only 0.6miles on foot.





Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	61	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax: Adur & Worthing Band F

Tenure: Freehold

Flood Risk - Surface Water: High

Rivers & Sea: Very Low

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.

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