



Matthew  
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ESTATE AGENCY

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



2 West Parade, West Sussex, BN11 3QP

**£850,000**

- Seafront location with off-road parking
- Elegant semi-detached period property
- Beautiful large walled south facing garden
- Sea views and potential to extend (STNC)
- 2 open plan reception rooms with a duo of fireplaces
- Excellent entrance hall with fireplace and wood burner
- Stained glass windows, solid wood doors and a turning staircase
- Hugely versatile 5 bedrooms
- Detached home office/studio with bathroom
- En suite and deluxe family bathroom

[www.matthewanthony.co.uk](http://www.matthewanthony.co.uk)

Worthing House, 6 South Street, Worthing BN11 3AA  
01903 608080 | [info@matthewanthony.co.uk](mailto:info@matthewanthony.co.uk)

## **Step Inside**

Sitting back from the coast road behind an enviably large and secluded south facing garden, this semi-detached home offers a fantastic opportunity to live in prime Worthing location directly across from the beach and promenade. Sympathetically styled to stay respectful of its heritage, a superbly flowing layout retains an immense amount of original character and creates plenty of possibilities to be enhanced and adapted to perfectly suit your needs (STNC).

Behind the double doors of an enclosed porch a beautiful entrance hall transports you back in time with the warm timber tones of exposed beams, solid wood doorways and a quintessential turning staircase. A wood burner nestles within the fireplace adding to the picture perfect first impression while the patterns of stained glass windows lend delicate pops of colour to the crisp white walls.

Explore further and you'll find the spacious open plan layout of two excellent reception rooms with a duo of fireplaces. A south facing sitting room is filled with light and garden views from wide bay windows and to the rear the dining room has French doors that take you out onto a pebbled seating area. The wood floor of the hallway flows seamlessly in and across each space giving a great sense of cohesion to a hugely inviting design with a wealth of space for both entertaining and day to day family life.

The impressively sized kitchen/breakfast is fully fitted with Shaker cabinets housing integrated appliances that include tower ovens and a gas hob as well as dedicated spot beneath the countertop for a freestanding dishwasher. A utility room has space for laundry appliances, while to the rear a ground floor bedroom with an en suite bathroom could be ideal for guests or older family members as the adjacent hallway provides an alternative self-contained entrance to the house.

Upstairs the landing is bathed in light from a feature stained glass window and unfolds onto four more than generous bedrooms. With sea views from its bay windows, a notable main bedroom has fitted wardrobes and shares its idyllic vistas with an adjacent single bedroom that opens onto a balcony. Two further double bedrooms sit to the rear and together these four rooms share a contemporary bathroom. Arranged in a deluxe marble veined tile setting, its suite includes a full sized bath with an overhead shower.

## **Step Outside**

Making life as easy as possible this Worthing home has the added benefit of access from both West Parade and Abbey Road. From Abbey Road a gravel driveway provides private off-road parking and sweeps up to the house past a detached garage that's been thoughtfully converted into an office/studio. With its recently updated bathroom it generates plenty of versatility to become a guest suite or gym.

However, it is when you step through the gate from West Parade that you'll truly appreciate what makes this period home so special. Walled and bordered by a bounty of mature shrubs, an idyllic south facing garden is an enviable coastal sanctuary. Its established lawns stretch out before a brilliantly secluded paved terrace that's a blissful spot for al fresco dining or simply reclining in the sun listening to the sounds of the waves reaching the shore.

## **In Your Local Area**

Sitting right on the coastal road this Worthing home is directly across from the beach. Take a stroll along the promenade to the lido, pier and pavilion in one direction and Marine Gardens in the other, or wander through the town centre with its numerous cafes, bars and restaurants.

West Worthing train station is approximately a mile from your door providing mainline routes to London and Brighton, regular bus services travel along the coast road and the A27 is easily accessible. Local schools include the Home from Home nursery, St. Mary's Catholic Primary School, Heene C of E Primary School and Our Lady of Sion Junior School.





We have obtained all information in this document from sources we believe to be reliable, however we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations

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

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

**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.

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