



Matthew
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ESTATE AGENCY

It's all in the details...



18 Wordsworth Road

Worthing, West Sussex, BN11 3NH

£565,000

- Exceptional mid-terrace period property moments from the beach
- Tastefully extended 3 storey layout
- Scope to extend further (STNC)
- Contemporary easterly facing courtyard garden
- Beautifully retained wealth of original features
- Superb open plan living/dining room with wood burner and bay windows
- Deluxe spacious kitchen with integrated appliances and French doors to the courtyard
- 4 Outstanding bedrooms, including 3 with picture perfect fireplaces
- 2 luxury bath/shower rooms, both recently renovated

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Worthing House, 6 South Street, Worthing BN11 3AA
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In the heart of Worthing, merely moments from the beach. With the promenade at one end of the road and independent shops and cafes at the other, this impeccable period home blends original features with deluxe contemporary detailing. With scope to extend further (STNC), a 3 storey layout opens onto a courtyard garden and benefits from off-road parking.

Step inside...

Within a 150 metre stroll from the beach and promenade, this beautifully preserved mid-terrace period home unfolds across the three storeys of a sensitively composed and extended layout. Remaining hugely respectful of its period heritage, it is rich in original features whilst utterly luxurious in its contemporary detailing whilst the already enhanced layout has further scope for conversion (STNC).

Behind an original flint walled frontage the encaustic patterns of a tiled path give an instant hint of the abundance of charm within. Inside, sunlight dances the classic hues of an original stained glass wood door across an immaculate hallway where elegant cornicing wraps-around above you and a refined monochrome floor stretches out beneath your feet. This striking space unfolds in turn into the accomplished open plan layout of a spacious living/dining room that's both sophisticated and family friendly. Window shutters line the wide bay windows of the exemplary large living room, and while a wood burner nestles in the fireplace, the warming tones of a first class herringbone floor flow seamlessly into the dining room.

Generating a superbly fluid feel that's ideal for modern family life, this duo of rooms connects to an adjoining kitchen that lends a magnificent contemporary twist to its period surroundings with the deluxe design of cabinetry topped with contrasting marble veined quartz. The extensive proportions flow around a central island with copious bar stool seating and a fantastic array of integrated appliances includes tower ovens, a linear gas hob, slanted extractor and wine cooler. A further wood burner softens the sleek clean lines and whilst feature LEDs supply mood lighting, French doors tempt you out into the courtyard garden for al fresco drinks and barbeques.

A utility area keeps laundry appliances hidden from view and a ground floor cloakroom is ideal for guests.

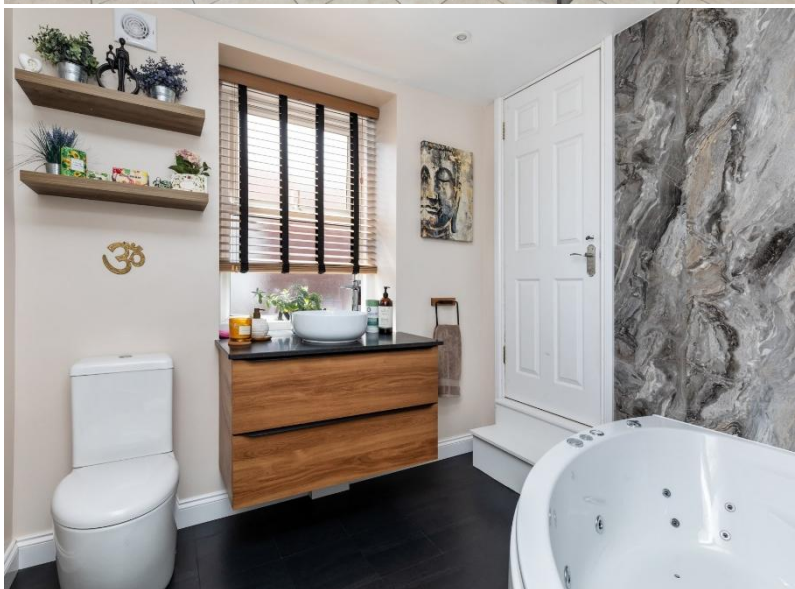
Follow the carved banisters and stylish runner of the staircase and upstairs you'll find four more than generous bedrooms and two bath/shower rooms peppering the upper two storeys. On the first floor each of the bedrooms has a picture perfect period fireplace, including a sublime main bedroom with a vast expanse of fitted wardrobes and bay windows that lend the ideal spot for a chaise lounge. Upstairs a fourth bedroom adds to the flexibility of the accommodation. Together these immaculate rooms share a sleek first floor shower room with smoky grey glass and matt black fittings, and an equally fabulous second floor bathroom that has the indulgent luxury of a Jacuzzi bath arranged in a sultry tile setting.

Step Outside...

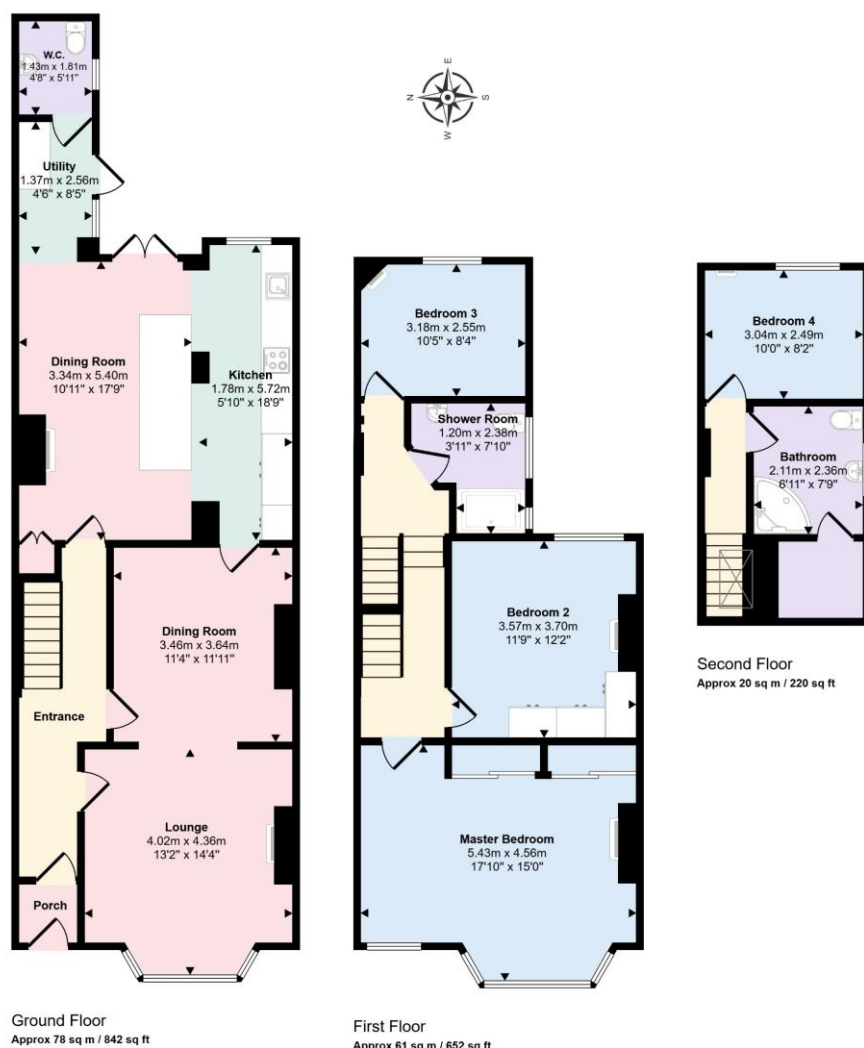
The French doors of the kitchen open to allow a landscaped west facing courtyard garden to play an integral part of your daily life. Paved and enclosed with high slatted fencing, its notable dimensions provide you with every chance to enjoy lazy summer afternoons or al fresco entertaining with family and friends. A double gate gives rear access.

In Your Local Area...

Perfectly placed for the shops and cafes of Rowlands Road, the Wordsworth Road location takes you directly down to the beach and seafront in circa 150 metres. Worthing mainline station is approximately only 0.9 miles with regular commuter routes into London and Brighton, and the town centre has a thriving community feel with a wide range of high street and independent cafes, shops, bars and restaurants as well as such as Morrisons, Waitrose and Marks & Spencer.



Approx Gross Internal Area
159 sq m / 1713 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax: Worthing Borough Council – Band D

Tenure: Freehold

Flood Risk:

Rivers & Sea – Very Low

Surface Water – 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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