



**JAMES & JAMES**  
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24 Warwick Road

Worthing, BN11 3ER

Offers over £600,000

Freehold Council Tax Band



A true tardis and full of character, James & James Estate Agents are delighted to bring to the market this beautiful period property situated in the heart of Worthing town centre and just a short distance from the beach.

In brief the accommodation comprises entrance hall into feature bay fronted lounge with open focal fireplace, dining room with log burning stove, superb kitchen/breakfast room with stone worktops and butler sink with a ground floor W.C/utility room.

To the first floor there are three good size bedrooms with bedroom two having a fantastic bay window with pleasing outlook and focal fireplace, bedroom two also having a focal fireplace and a lovely family bath and shower room.

To the second floor is the master bedroom with sea glimpses from the Velux window, contemporary panelled walls, and a luxury en-suite shower room. Other benefits include gas central heating and double glazing.

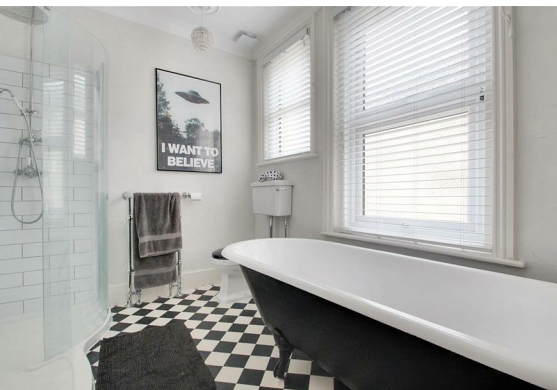
In our opinion internal viewing is considered essential to appreciate the character and versatility of this beautiful family home.

Situated in Warwick Road, the property is ideally located with all amenities on hand. The near mainline railway station is Worthing, giving great access to most major towns and cities. Buses also serve the area.

### Entrance hall

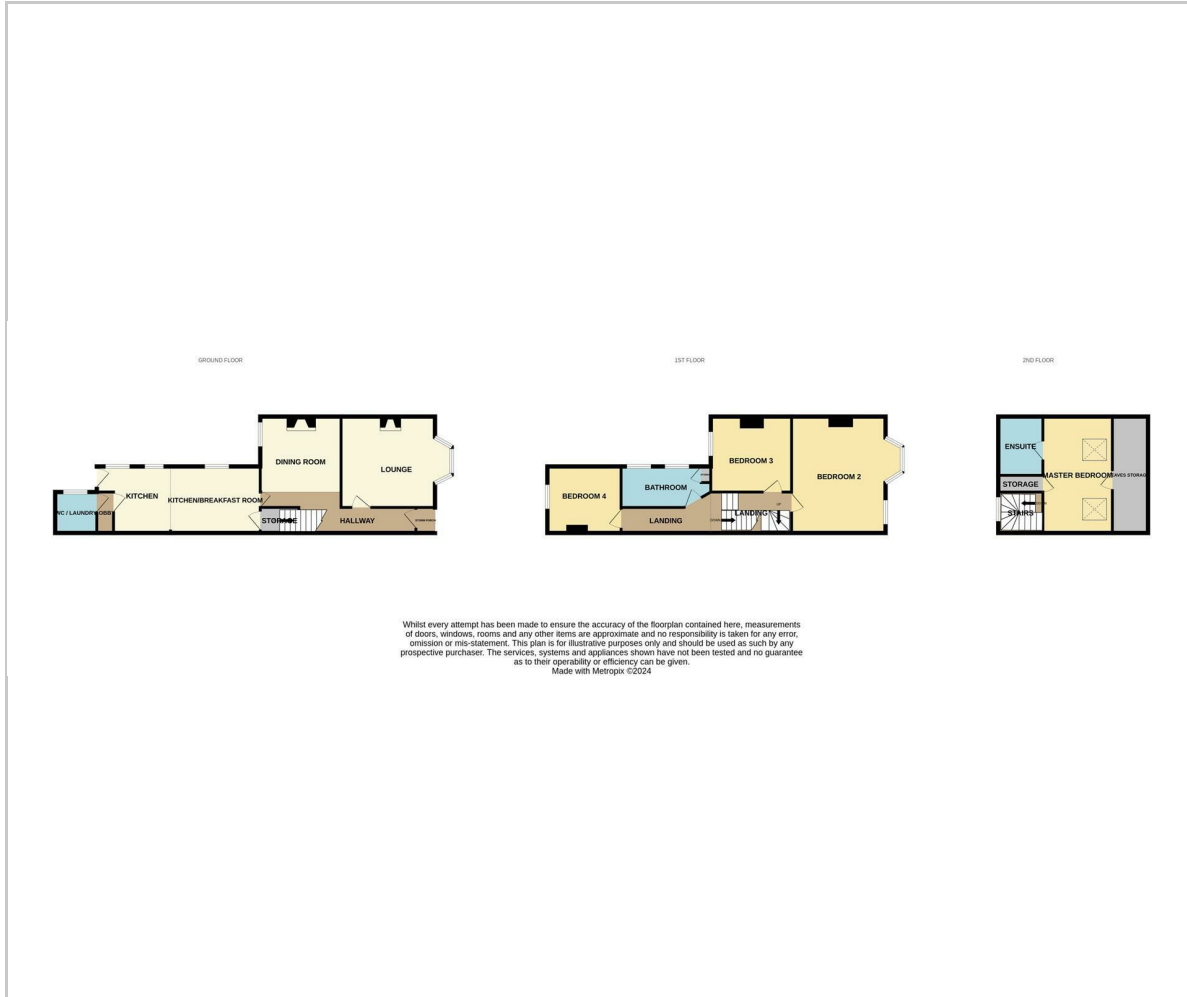
Feature bay fronted lounge  
14'8 x 11'11 (4.47m x 3.63m)





- Dining room  
15'6 x 12'7 (4.72m x 3.84m)
- Superb kitchen/breakfast room  
22'5 x 10'7 (6.83m x 3.23m)
- Inner lobby
- W.C. and utility room  
5'4 x 5'2 (1.63m x 1.57m)
- Stairs to first floor landing
- Bedroom two  
15'9 x 14'10 (4.80m x 4.52m)
- Bedroom three  
12'7 x 9'10 (3.84m x 3.00m)
- Bedroom four  
10'0 x 10'8 (3.05m x 3.25m)
- Family bath & shower room  
11'0 x 7'0 (3.35m x 2.13m)
- Stairs to second floor
- Master room  
13'10 x 11'5 (4.22m x 3.48m)
- Luxury contemporary en-suite  
shower room  
5'1 x 5'8 (1.55m x 1.73m)
- Front garden
- Rear garden
- Timber cabin currently arranged  
as a gym  
9'0 x 7'7 (2.74m x 2.31m)

## Floor Plan



## Viewing

Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

