



1 Cambridge Road

, Worthing, BN11 1XD

Guide price £700,000

Freehold Council Tax Band E



Welcome to this beautifully preserved detached period property, nestled in the heart of Worthing.

Ideally situated within easy reach of the town centre, mainline railway station, and seafront, this elegant home blends timeless character with practical family living.

The property retains many original features, including sash windows, ceiling roses, ornate coving, cast iron fireplaces, and stained glass. It comprises three spacious reception rooms, including a formal living room, a flexible study with access to the garden, and a bright dining room—each full of period charm and individual character.

The kitchen is both functional and stylish, fitted with a range of units, an enamel sink, gas hob, integrated oven, and space for appliances.

French doors in both the study and dining room lead directly to the garden, creating a lovely indoor-outdoor flow.

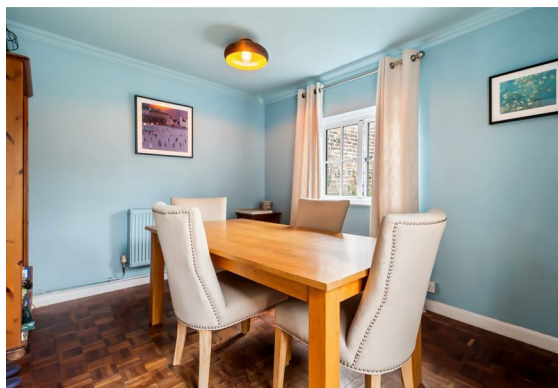
Upstairs, the main bedroom is exceptionally large, featuring dual sash windows, a stone fireplace, ceiling rose, and elegant original detailing.

The second and third bedrooms are also generously sized, one with a charming exposed brick fireplace and both enjoying views over the rear garden.

The bathroom is a standout feature, offering a freestanding roll top bath, a separate shower cubicle, wash basin, and a classic feel throughout. A separate W.C. with side window completes the upper floor.

The property boasts a wall-enclosed, south-facing courtyard garden that offers privacy and plenty of sunlight throughout the day. It is paved with attractive flower and shrub borders and includes convenient side access.

This rarely available home is perfect for lovers of character and history, offering superb proportions and an enviable central location. Early viewing is highly recommended.







Entrance porch

Entrance hall

Lounge

15'10 x 13'6 (4.83m x 4.11m)

Dining room/reception

12'6 x 11'4 (3.81m x 3.45m)

Kitchen/breakfast room

12'9 x 12'4 (3.89m x 3.76m)

Dining room

12'7 x 9'8 (3.84m x 2.95m)

First floor landing

Bedroom one

18'1 x 15'4 into bay (5.51m x 4.67m into bay)

Bedroom two

12'6 x 11'4 (3.81m x 3.45m)

Bedroom three

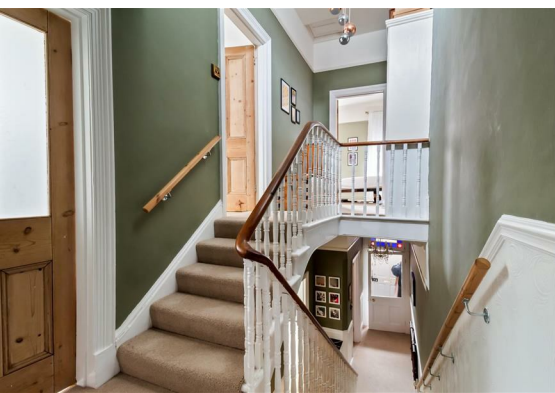
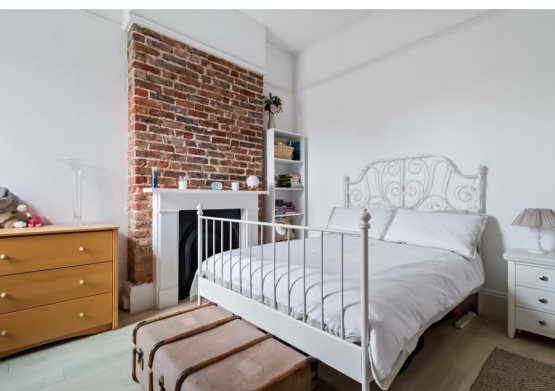
12'1 x 9'3 (3.68m x 2.82m)

Bathroom

9'1 x 8'7

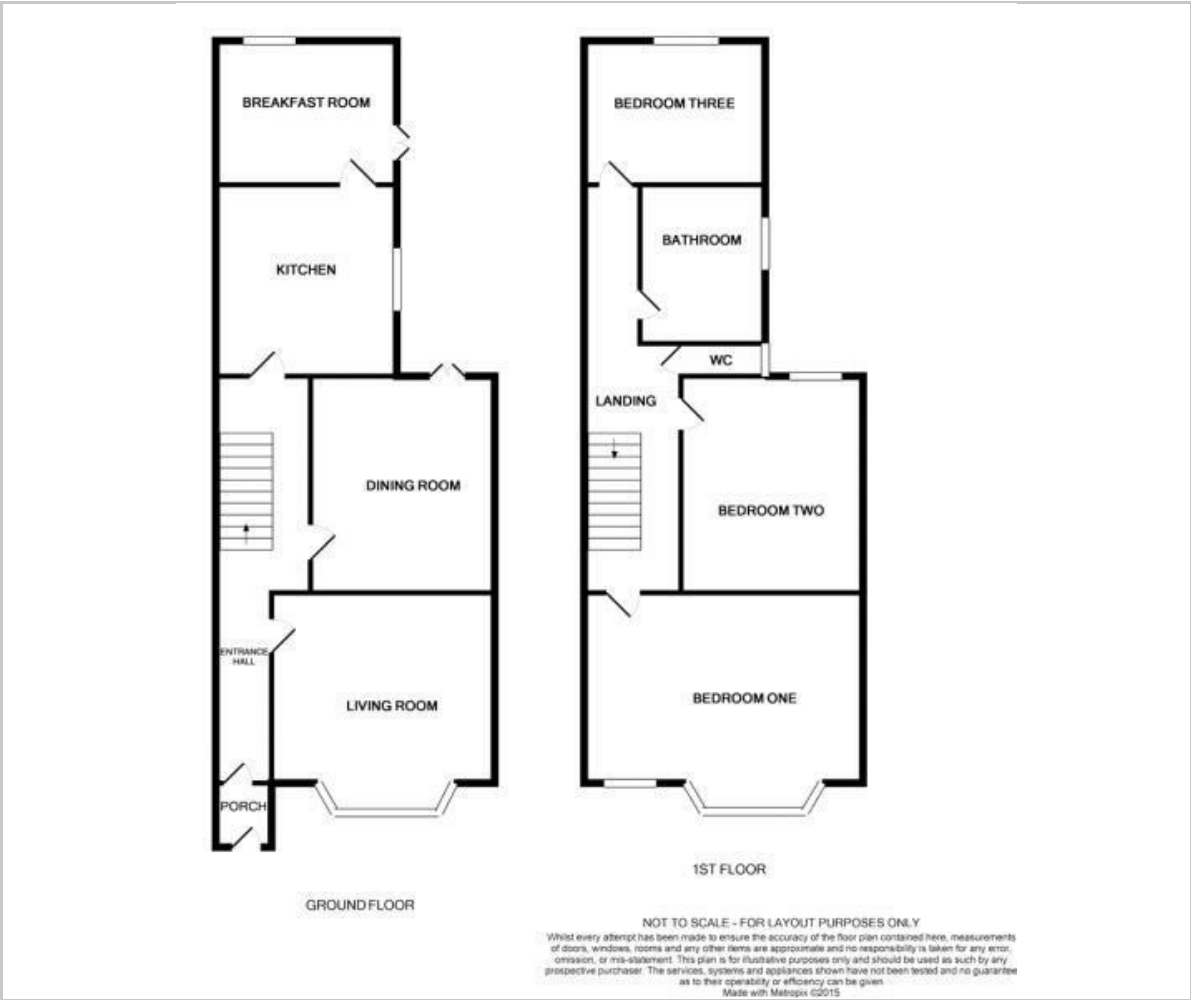
W/C

South facing garden





Floor Plan



Viewing

Please contact our Worthing 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Area Map



Energy Efficiency Graph

