



9 Eriswell Road, Worthing, BN11 3HP
Guide Price £650,000

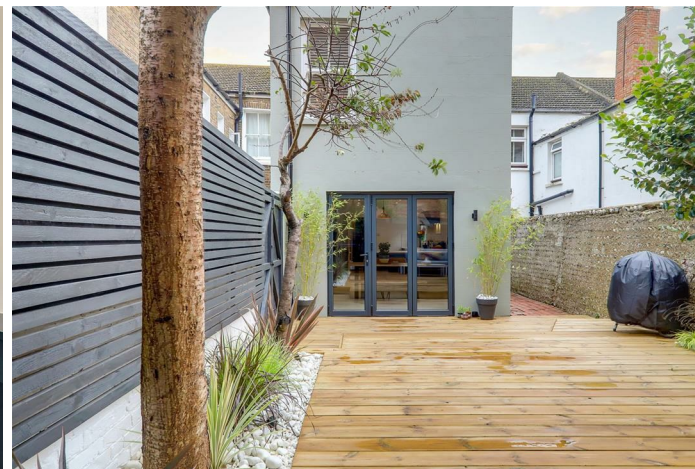
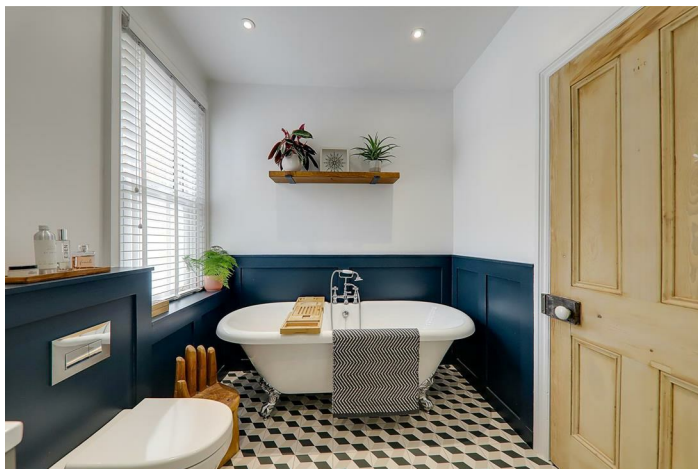
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CHAIN FREE stunning period four bedroom link style terraced house in Worthing Town Centre situated within a few hundred yards of the seafront and promenade. Briefly the accommodation comprises entrance hall, living room with open fireplace, dining room, ground floor cloakroom, luxury kitchen/diner with bi-folding doors leading out to garden, feature split level first floor landing, primary bedroom with ensuite, three further bedrooms and luxury bathroom/wc featuring roll top bath. This superbly presented property has been completely and sympathetically refurbished throughout whilst still retaining many original features such as cornice ceilings, wrought iron fireplaces, cast iron radiators, double glazed sash windows, re-wiring and new plumbing. Externally the property benefits from a walled front garden and landscaped West aspect rear garden.

- Chain Free
- Period Family Home
- Exceptionally High Standard Of Finish
- Four Bedrooms, Two Bathrooms, Two Reception Rooms
- Town Centre Location
- Modern Open Plan Kitchen/Diner
- West Aspect Rear Garden
- Ground Floor Cloakroom
- Internal Viewing Essential





Wrought iron gate with beautiful newly laid mosaic tiled front path giving access to stained glass front door leading to:

Entrance Vestibule

Part panelled walls. Cornice ceiling with further stained glass door leading to:

Entrance Hall

Part panelled. Oak flooring. Radiator. Understairs storage cupboard.

Living Room

4.19m x 3.71m into bay (13'9 x 12'2 into bay)

Feature original wrought iron open fireplace with tiled inset and slate hearth. Cornice ceiling. Oak flooring. Bay with double glazed sash windows featuring plantation shutter. Radiator.

Dining Room

3.58m x 3.10m (11'9 x 10'2)

Wrought iron fireplace with tiled hearth. Feature panelled walls. Sash double glazed window. Oak flooring. Radiator.

Inner hall with porcelain tiled floor. Storage cupboard understairs with light and power. Space and plumbing for washing machine. 'Worcester' combination gas fired boiler supplying hot water and gas central heating.

Ground Floor Cloakroom

Part panelled walls. Porcelain tiled floor. Modern white suite comprising of wash hand basin and close coupled wc. Radiator.

Stunning Open Plan Kitchen/Diner

7.32m x 3.20m (24' x 10'6)

Part tiled in attractive ceramics. Luxury kitchen comprising of corian work surfaces inset 1 1/2 bowl single drainer sink unit with 'devar' mixer taps. Excellent range of

base units incorporating cupboards and drawers. Integrated dishwasher. Excellent range of floor to ceiling matching units featuring pull out larder unit. Integrated fridge freezer. 5 zone induction hob. Fitted single oven with microwave/compact oven combi above. Two double glazed sash windows. Recessed ceiling spotlighting. Radiator. Porcelain tiled floor. Double glazed bi-folding doors leading out to Garden.

Split Level First Floor Landing

4.42m x 2.06m (14'6 x 6'9)

Double glazed sash window. Two radiators. Access to loft via hatch.

Bedroom One

4.42m x 4.19m into bay (14'6 x 13'9 into bay)

Bay with double glazed sash windows featuring plantation shutter. Radiator. Wrought iron fireplace. Industrial effect lighting.

Luxury Ensuite

3.40m x 1.75m (11'2 x 5'9)

Part tiled with fully tiled shower area. Walk in double shower with shower unit incorporating hand held shower and rainfall shower head and glazed shower screen. Close coupled wc. Vanity unit with twin sinks. Vertical radiator. Porcelain tiled floor. Double glazed sash window featuring plantation shutter.

Bedroom Two

4.04m x 3.58m (13'3 x 11'9)

Wrought iron fireplace. Double glazed sash window. Radiator.

Bedroom Three

3.28m x 2.46m (10'9 x 8'1)

Double glazed sash window. Radiator.

Bedroom Four/Office

2.57m x 2.21m (8'5 x 7'3)

Feature panelled wall. Double glazed sash window. Radiator.

Luxury Family Bathroom/wc

2.82m x 2.16m (9'3 x 7'1)

Walk in shower unit with tiled shower area and chrome shower unit incorporating hand held shower and rainfall shower head. Vanity unit with large wash hand basin and mixer tap. Close coupled wc. Feature standalone roll top bath with clawfoot and chrome telephone style mixer tap and shower attachment. Tiled floor. Double glazed sash window. Recessed ceiling spotlighting.

West Aspect Rear Garden

Landscaped for ease and maintenance featuring timber decking and original block paved area. Pebbled borders with small tree and shrubs. Cedar wood garden shed. Outside water tap. Power point. Side gate. Feature lighting.

Front Garden

Walled front. Landscaped for ease and maintenance being pebbled with centre piece palm tree.

Council Tax Band

Council tax band: C

Agent Notes

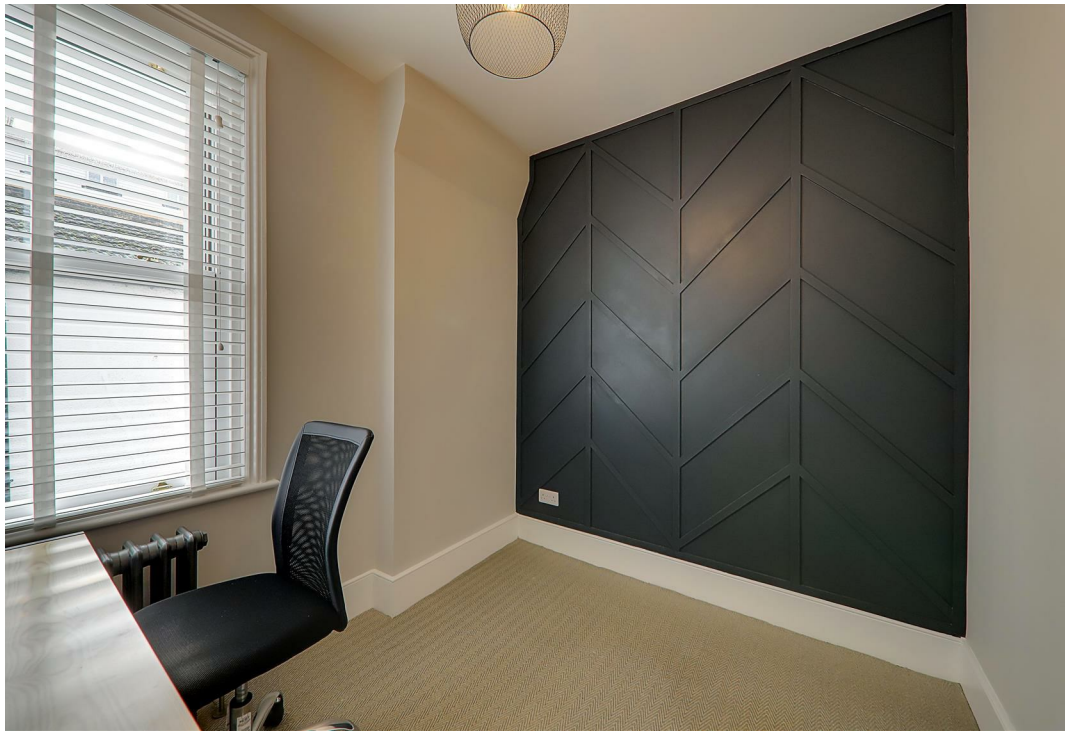
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These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

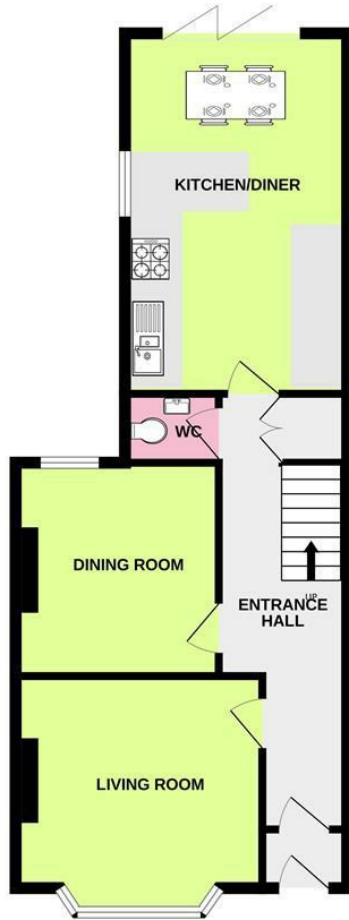
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

