



28 Navarino Road, Worthing, BN11 2NF  
Guide Price £775,000

and company  
**bacon**  
Estate and letting agents



Substantial three double bedroom period end of terrace house in Navarino Road, Worthing ideally situated within walking distance of Worthing seafront, town centre and mainline railway station. The property boasts an array of original features including high ceilings, floor tiles, picture/dado rails and an open fireplace. Accommodation briefly comprises entrance vestibule, entrance hall, living room, dining room, 26ft open plan kitchen/diner, split level first floor landing, master bedroom and balcony with sea views, two further double bedrooms, bathroom and separate w/c. Externally the property benefits from a private rear garden and private driveway providing off road parking.

- Substantial Period End Of Terrace House
- Worthing Seafront Location
- Three Double Bedrooms
- Three Reception Rooms
- Private Driveway
- Sea Views From Master Bedroom & Balcony
- 26ft Open Plan Kitchen/Diner
- 18ft Master Bedroom
- Vendor Suited





#### Entrance Vestibule

Tiled flooring with Olde English patterned ceramics. Part tiled walls in attractive ceramics. Internal door to:

#### Entrance Hall

Tiled flooring with Olde English patterned ceramics. Radiator. High level skirting boards. Dado rail. Picture rail. Stairs to first floor landing.

#### Living Room

4.70m into bay x 4.17m (15'5 into bay x 13'8)

West aspect via sash bay window to front with fitted plantation shutters. Radiator. Open fireplace with wrought iron surround and mantle. Picture rails. Exposed floorboards.

#### Dining Room

3.96m x 3.78m (13' x 12'5)

French doors to rear garden. Radiator. Picture rails. Exposed floorboards.

#### Open Plan Kitchen/Diner

7.98m x 3.56m (26'2 x 11'8)

Kitchen island with roll top work surface incorporating stainless steel sink with mixer tap and drainer. Range of oak work surfaces. Matching cupboards, drawers, wall and base units. Space for range cooker, fridge/freezer, dish washer and washing machine. Space for dining furniture. Wood effect herringbone style flooring. Dual aspect via two sash windows to side. Further two windows overlooking rear garden. Door providing access to rear garden. Levelled and coved ceiling. Inset ceiling spotlights.

#### Split Level First Floor Landing

High level skirting boards. Dado rail. Shelved linen cupboard. Access hatch to loft.

#### Master Bedroom

5.72m into bay x 4.72m (18'9 into bay x 15'6)

West aspect with sea views via sash bay window to front with fitted plantation shutters. Radiator. Picture rails. Levelled and coved ceiling. Inset spotlights. Door providing access to:

#### Private Balcony

West aspect with sea views.

#### Bedroom Two

3.89m x 3.81m (12'9 x 12'6)

Sash window. Radiator. Picture rails.

#### Bedroom Three

3.71m x 3.56m (12'2 x 11'8)

Sash bay window to rear. Radiator. Picture rails.

#### Bathroom

3.23m x 2.51m (10'7 x 8'3)

Two sash windows. Freestanding roll-top bath with wall mounted controls and mixer tap. Step in shower with glazed shower screen, tiled surround and rainfall shower. Two wash hand basins. Shelved linen cupboard. Tiled flooring. Levelled and coved ceiling. Inset spotlights.

#### Separate WC

Sash window. Low level flush w/c. Half tiled walls. Tiled flooring. Inset ceiling spotlights.

#### Loft

Fixed loft ladder. Partially boarded being ideal for storage.

#### Private Rear Garden

Patio area providing space for garden furniture being ideal for entertaining. Remainder laid to lawn. Enclosed by low wall and fence. A range of trees and shrubs.

#### Private Driveway

Block paved providing off road parking. Electric car charger.

#### Required Information

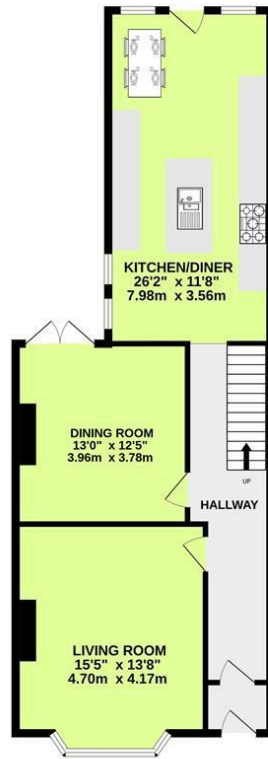
Council tax band: D

Draft version: 1

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



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.  
Made with Metropix C3022

# and company bacon

Estate and letting agents

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

