



19 Oxford Road, Worthing, BN11 1XQ
Guide Price £925,000

and company
bacon
Estate and letting agents



An attractive six bedroom semi detached period home located on the edge of Worthing Town centre and offering spacious accommodation consisting of an enclosed entrance porch, reception hall, lounge, dining room, open plan kitchen/breakfast room, cellar, first floor landing, three first floor bedrooms, first floor bathroom and separate w.c, three second floor bedrooms, private driveway and West facing rear garden.

- SIX BEDROOM HOUSE
- SEMI-DETACHED
- CLOSE TO STATION
- OPEN KITCHEN/BREAKFAST ROOM
- CELLAR
- THREE FIRST FLOOR BEDROOMS
- FAMILY BATHROOM
- THREE SECONF FLOOR BEDROOMS
- DRIVEWAY
- WEST FACING REAR GARDEN



Property Features

This semi detached period home is situated within the heart of Worthing Town centre and is therefore close to the many amenities our town has to offer including theatres, shops, restaurants, bars, seafront and mainline railway station. The property offers spacious accommodation throughout and is presented to a high standard having been updated by the present owner, but in keeping and still retaining many of the homes original features.

Benefits include sash and double glazed windows as well as two sets of bi-folding doors onto the rear garden, feature re-fitted kitchen, gas central heating, original fireplaces, cellar, off street parking, West facing rear garden, NO ONWARD CHAIN and with internal viewing essential to fully appreciate the homes overall size, condition, character and location.

Enclosed Entrance Porch

1.27 x 1.17 (4'2" x 3'10")

Cornice ceiling. Opening to reception hall.

Reception Hall

7.16 x 1.78 (23'6" x 5'10")

Radiator in decorative casing. Dado rail. Cornice ceiling. Staircase to first floor landing. Access to cellar. Doors to dining room and kitchen.

Lounge

5.18 into bay x 4.37 (17'0" into bay x 14'4")

East aspect via a double glazed bay window. Feature cast iron fireplace. Radiator. Stripped and stained wood floorboards. Picture rail. Cornice ceiling with ceiling rose. Feature wall. Opening to dining room.

Dining Room

4.65 x 3.84 (15'3" x 12'7")

Dual aspect via a South facing sash bay window and West facing double glazed window. Feature fireplace. Radiator. Feature wall. Stripped and stained wood floorboards. Dimmer switch. Picture rail. Cornice ceiling with ceiling rose.

Kitchen

3.73 x 3.53 (12'3" x 11'7")

Modern fitted suite comprising of a stone work top island with inset single drainer sink unit having mixer taps, water tap and storage cupboard below. Integrated washing machine. Further areas of stone work surfaces offering additional cupboards and drawers under. Shelved wall mounted units. Space for range cooker with extractor

hood over. Fitted microwave and coffee maker. Cupboard housing the homes wall mounted central heating boiler. Central heating thermostat. Karndean flooring. South aspect double glazed French doors to rear garden. Opening to breakfast room.

Breakfast Room

3.56 x 3.35 (11'8" x 11'0")

Dual aspect via South and West facing double glazed bi-folding doors onto the rear garden. Vaulted ceiling with two South facing velux windows. Exposed brick wall. Karndean flooring. Radiator.

Cellar

4.29 max x 3.81 max (14'1" max x 12'6" max)

No standing space - max height 4'8. Light point. Electric meters and fuse boards.

First Floor Landing

Split level landing. Dado rail. Staircase to second floor landing. Doors to all first floor rooms.

Bedroom One

5.28 into bay x 3.99 (17'4" into bay x 13'1")

East aspect via a double glazed bay window. Wall mounted wash hand basin. Radiator in decorative casing. Stripped and stained wood floorboards. Picture rail. Cornice ceiling.

Bedroom Two

3.99 x 3.81 (13'1" x 12'6")

South aspect via two double glazed windows. Feature cast iron fireplace with tiled inset, wooden surround and mantle over. Radiator. Wall mounted wash hand basin with storage cupboard below. Picture rail. Cornice ceiling. Exposed and painted wood floorboards.

Bedroom Three

2.90 x 1.78 (9'6" x 5'10")

East aspect via double glazed windows. Radiator. Stripped and stained wood floorboards. Radiator.

Bathroom/W.C

3.35 x 2.62 (11'0" x 8'7")

Modern fitted suite comprising of a step in double shower cubicle having shower head, glazed shower screen and tiled surround. Tiled panelled bath. Wash hand basin with mixer taps also set into a tiled surround and with display shelving below. Push button w.c. Chrome ladder design radiator. Part tiled walls. Tile effect flooring. Extractor fan. Levelled ceiling with spotlights. Double glazed window.

Separate W.C

1.65 x 0.99 (5'5" x 3'3")

High level w.c. Levelled ceiling. Double glazed window.

Second Floor Landing

Split level landing. West aspect double glazed window. Dado rail. Access to loft space. Doors to all second floor bedrooms.

Bedroom Four

3.99 x 3.81 (13'1" x 12'6")

South aspect via double glazed windows. Exposed brick fireplace. Radiator.

Bedroom Five

4.22 x 2.77 (13'10" x 9'1")

East aspect via a velux window. Radiator.

Bedroom Six

4.24 x 3.07 (13'11" x 10'1")

East aspect via double glazed windows. Feature cast iron fireplace with tiled inset, wooden surround and mantle over. Pedestal wash hand basin with tiled splashback and mixer taps. Radiator. Stripped and painted wood floorboards.

OUTSIDE

Private Driveway

Laid to shingle and providing off street parking. Flower and shrub bed. Side wooden gate to rear garden.

Rear Garden

West facing rear garden. Wood decked and paved patio areas with space for garden table and chairs on each. The majority of area is then laid to shingle of lawn. Enclosed. Brick built storage shed under a tiled pitched roof.

DETAIL VERSION 1

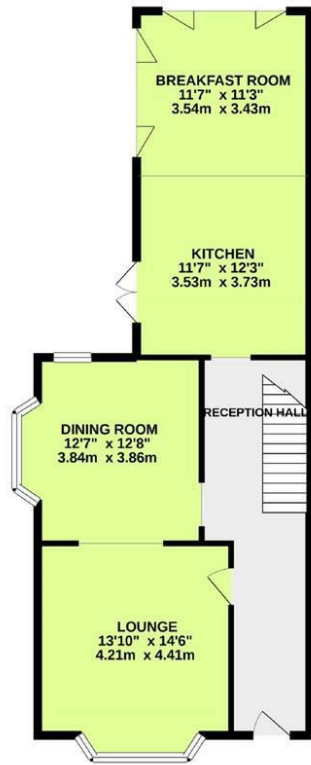
Correct as of 12th February 2020. Please note the photographs shown of the home were taken prior to the property having been rented out, and so some of the furniture on show is no longer in situ.



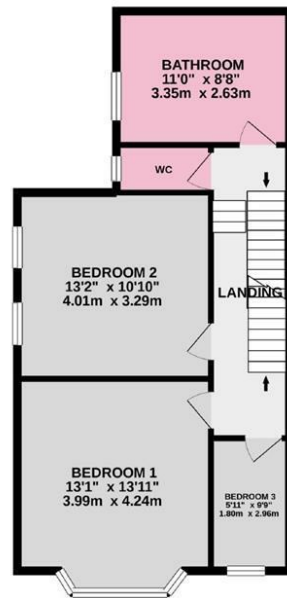




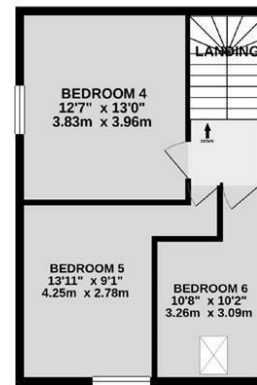
GROUND FLOOR



1ST FLOOR



2ND 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

