



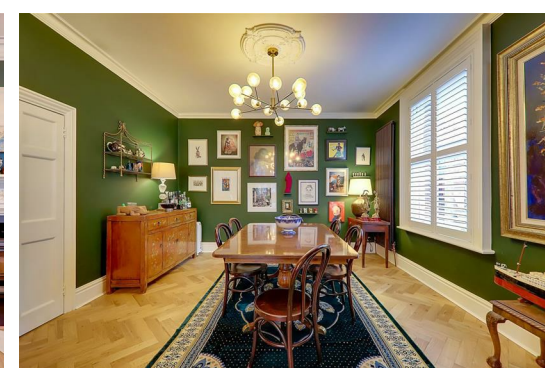
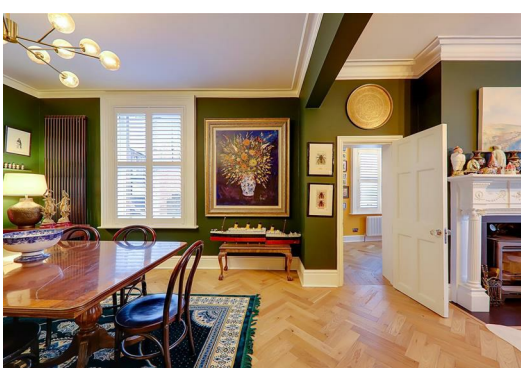
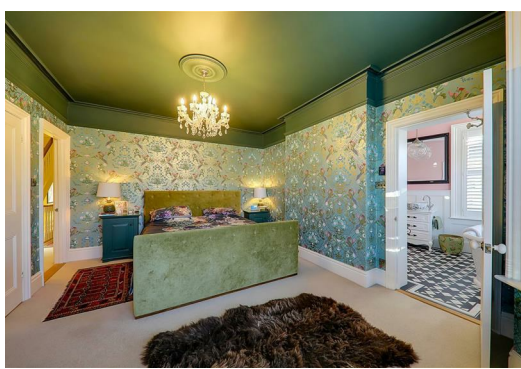
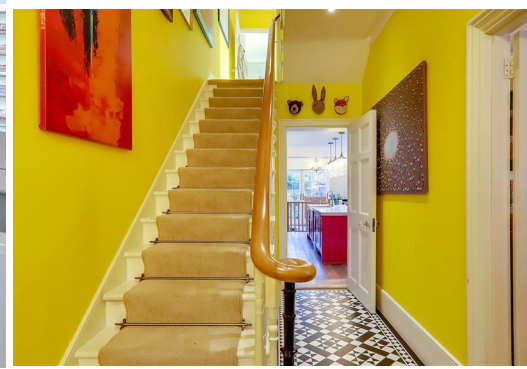
2 Warwick Gardens, Worthing, BN11 1PE  
Guide Price £900,000

and company  
**bacon**  
*bespoke*



Six bedroom double bay fronted period end terrace house in Warwick Gardens, Central Worthing positioned within convenient walking distance of local shops, schools, bars, restaurants, seafront, town centre and mainline railway station. The property has been skilfully updated by the current owners whilst retaining many of its original features including original doors, stained glass windows, high ceilings, skirting boards, picture rails, coving and ceiling roses. Accommodation briefly comprises entrance vestibule, spacious entrance hall, 30ft open plan living/dining room, office/playroom, ground floor cloakroom, 25ft open plan kitchen/breakfast room, snug, utility room, split level first floor landing, primary bedroom with dressing room and stunning ensuite, two further first floor bedrooms, family bathroom, second floor landing, three further second floor bedrooms and a second floor cloakroom. Externally the property benefits from a private rear garden which doubles up as off street parking, storage shed and front garden. Viewing is considered essential to appreciate the generous size and exceptional finish of this stunning home. Internal viewing strictly by appointment only.

- Stunning Double Bay Fronted Period Home
- Array Of Original Features
- Six Bedrooms
- 30ft Open Plan Living/Dining Room
- 25ft Open Plan Kitchen/Breakfast Room
- Contemporary Bathroom & Ensuite
- Exceptional Finish
- Viewing Strictly By Appointment



## Entrance

Double glazed front door opening to:

## Entrance Vestibule

Original floor tiles. Part tiled walls. Stained-glass internal door opening to:

## Entrance Hall

Tile effect 'Karndean' flooring. Vertical column radiator. Pull-out understairs storage cupboards. High level skirting boards. Decorative coving. Levelled ceiling. Inset spotlights. Ceiling rose.

## 30ft Open Plan Living/Dining Room

9.27m x 4.06m (30'5 x 13'4)

West aspect via double glazed sash bay window with fitted shutters. Further South aspect double glazed sash window with fitted shutters. Feature log burner with attractive fireplace surround and granite hearth. Two vertical column radiators. 'Nest' central heating thermostat. Herringbone engineered oak flooring. High level skirting boards. Levelled and coved ceiling. Two ceiling roses. Door to:

## Office/Playroom

4.80m into bay x 2.62m max (narrowing to 1.88m) (15'9 into bay x 8'7 max (narrowing to 6'2))

West aspect via double glazed sash bay window with fitted shutters. Further South aspect double glazed sash window with fitted shutters. Column radiator. Herringbone engineered oak flooring. Levelled and coved ceiling. Ceiling rose. Door to:

## Ground Floor Cloakroom

Low level flush push button w/c. Wash hand basin. Ladder style towel radiator. Double glazed obscure glass window. Part tiled walls. Tile effect 'Karndean' flooring. Dado rails. Levelled ceiling.

## 25ft Open Plan Kitchen/Breakfast Room

7.90m x 6.02m max (25'11 x 19'9 max)

Breakfast bar comprising marble effect Nilestone quartz work surface incorporating butler style twin bowl ceramic sink with stainless steel mixer tap over. Space and plumbing for dishwasher. Range of matching cupboards and drawers. Space for breakfast stools. Three blown glass hanging pendant lights. Further marble effect Nilestone quartz work surfaces incorporating 4 ring 'Bora' induction hob with built in extractor and marble effect Nilestone quartz splashback. Integrated 'Miele' oven/grill and microwave/oven. Integrated 'Bosch' warming oven. Space for American style fridge/freezer. Further range of matching cupboards, drawers, pan drawers, wall units and pull-out larder cupboard. Cupboard housing 'Worcester' boiler. Log burner with granite hearth. Engineered oak flooring. Double glazed French doors overlooking and leading to rear garden. Dog flap & dog pen (easily removed). Levelled and coved ceiling.

Glass roofed snug area offering generous natural light, providing space for sofa and television.

## Utility Room

2.59m x 1.75m (8'6 x 5'9)

Further work surfaces incorporating stainless steel sink with drainer, swan neck mixer tap and glass splashback. Range of handleless cupboards and wall units. Space and plumbing for washing machine, tumble dryer and wine fridge. Engineered oak flooring. Glass roof with electric vent.

## Split-Level First Floor Landing

Airing cupboard. Shelved linen cupboard. Column radiator. High level skirting boards. 'Nest' central heating thermostat. Levelled and coved ceiling. Inset spotlights.

## Bedroom One

5.00m into bay x 3.68m (16'5 into bay x 12'1)

West aspect via double glazed sash bay window with fitted shutters. Column radiator. High level skirting boards. Picture rails. Levelled and coved ceiling. Ceiling rose. Door to:

## Dressing Room

3.07m x 1.70m (10'1 x 5'7)

West aspect double glazed sash window with fitted shutters. Built in wardrobe with shelving, hanging space and drawers. High level skirting boards. Panelled ceiling.

## Ensuite

4.83m into bay x 2.62m max (15'10 into bay x 8'7 max)

South/West aspect via double glazed sash bay window with fitted shutters. Roll top bath with mixer tap and Victorian style telephone shower attachment. Walk in shower with rainfall shower, handheld attachment, glass shower screen and drying area. Victorian style close coupled w/c. Bespoke vanity unit incorporating bespoke ceramic sinks with mixer taps over and storage below. Column towel radiator. Part tiled walls. Tile effect 'Karndean' flooring. Underfloor heating. Wall panelling. Five blown glass hanging pendant lights. Levelled and coved ceiling. Inset spotlights. Extractor fan.

## Bedroom Two

5.51m into bay x 3.58m (18'1 into bay x 11'9)

East aspect via double glazed sash bay window with fitted shutters. Further South aspect double glazed sash window with fitted shutters. Column Radiator. Levelled and coved ceiling. Two ceiling roses.

## Bedroom Three

4.65m into bay x 4.11m into wardrobe (15'3 into bay x 13'6 into wardrobe)

South aspect via double glazed sash bay window with fitted shutters. Column radiator. Excellent range of fitted wardrobes with shelving and

hanging space. High level skirting boards. Picture rails. Levelled and coved ceiling. Ceiling rose.

## Family Bathroom

Panelled bath with wall mounted shower, mixer taps and glass shower screen. Wash hand basin with storage cupboard below. Low level flush w/c. Mirrored vanity wall unit. Ladder style towel radiator. Two double glazed obscure glass windows. Part tiled walls. Wood effect 'Karndean' flooring. Levelled ceiling. Inset spotlights. Extractor fan. Access hatch to loft with fitted pull-down ladder.

## Second Floor Landing

Attractive stained-glass window. Levelled ceiling.

## Bedroom Four

3.68m x 2.77m (12'1 x 9'1)

South aspect via double glazed horizontal sash window. Eaves storage. Radiator. Levelled ceiling.

## Bedroom Five/Office

3.35m x 2.51m (11' x 8'3)

East aspect via double glazed horizontal sash window. Radiator. Fitted desk and day bed with storage below. Levelled pitched ceiling.

## Bedroom Six

3.96m max x 2.67m max (13' max x 8'9 max)

West aspect via double glazed window. Levelled pitched ceiling.

## Second Floor Cloakroom

Low level flush w/c. Wash hand basin. Panelled walls. Wood effect vinyl flooring. Extractor fan.

## Private Rear Garden / Off Road Parking

Double gates providing access for off road parking. Laid to patio for ease of maintenance. Enclosed by brick wall. Outdoor tap and power point. Door to storage shed with shelving and light.

## Front Garden

Enclosed by low wall and access gate. Attractive tiled pathway to front door. Remainder laid to patio for ease of maintenance.

## Required Information

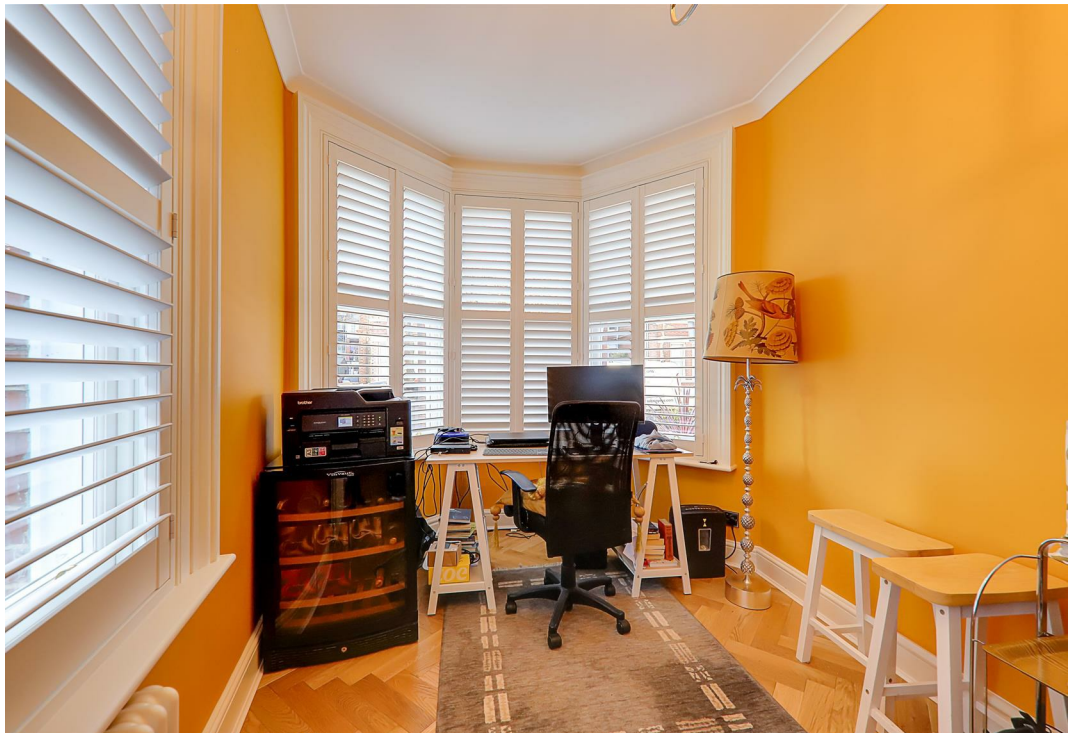
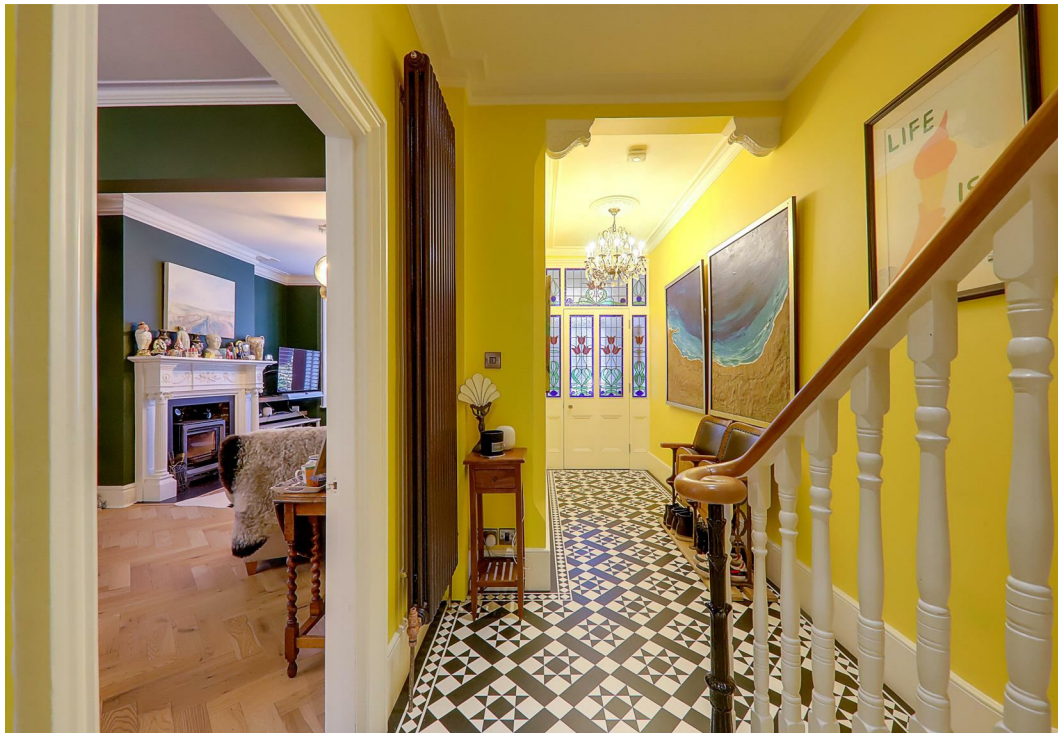
Ultra fast broadband connected.

Council tax band: D

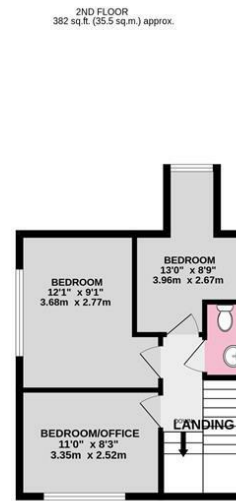
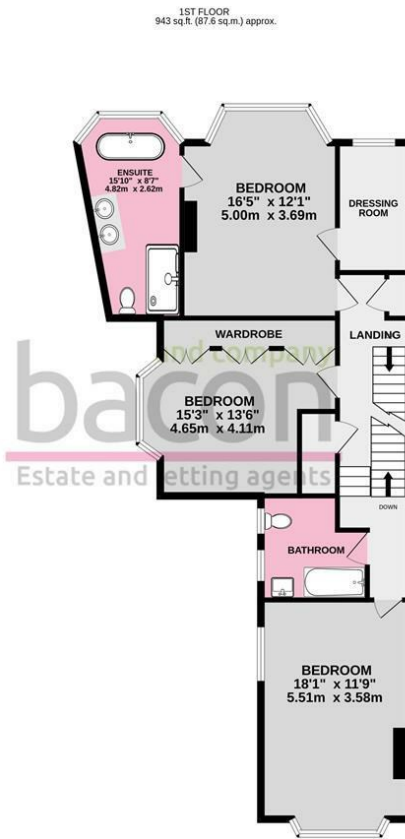
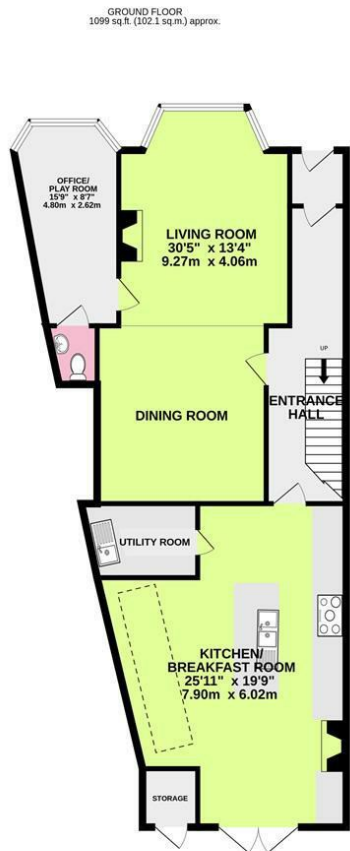
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Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.









TOTAL FLOOR AREA : 2424 sq.ft. (225.2 sq.m.) approx.

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) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.

