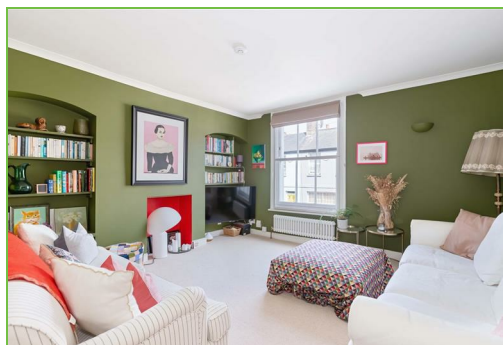




73 Portland Road, Worthing, BN11 1QG

Asking Price £525,000

Located within the heart of Worthing town centre is this imposing character filled home. Worthing mainline railway station and the seafront are within close proximity and you are within easy reach of a wide range of shops, pubs, restaurants and leisure facilities. The very well presented accommodation comprises through kitchen/dining room, utility room, four/five bedrooms, family bathroom and a beautiful and very spacious westerly aspect rear garden.



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Solid wood front door

Ground floor, leading to:

Through reception/kitchen/dining room

22'6 x 12'8 narrowing to 10'4 (6.86m x 3.86m narrowing to 3.15m)

Reception: This charming room has pine wood flooring with a feature fire surround with inset cast iron wood burning stove with hearth. Radiator, sash window to the front with secondary glazing, exposed wood beam, ceiling coving and ceiling spot lighting.

Kitchen/dining room: A range of modern wall and base units with work surfaces incorporating an induction hob with oven & grill under and extractor fan over. Integrated fridge/freezer, splash back tiling, radiator, under stairs storage space with cloaks hanging space. Double glazed window, stairs leading to the first floor and ceiling spot lighting.

Archway leading to:

Inner hallway

Tiled flooring with a range of wall and base units with integrated dishwasher, splash back tiling, radiator, double glazed door leading to the rear garden and ceiling spot lighting with door to:

Utility room/wc

A range of wall and base units with butler sink, integrated washing machine, cupboard housing Vaillant gas boiler, double glazed window, low level wc, radiator and ceiling spot lighting.

First floor hallway

Radiator, built in shelved cupboard and a small sash window, stairs leading to the second floor.

Living room

13'6 into recess x 12'3 (4.11m into recess x 3.73m)

This spacious reception comprises radiator, large sash window to the front with secondary glazing, recess shelving, wall lighting and ceiling spot lighting.

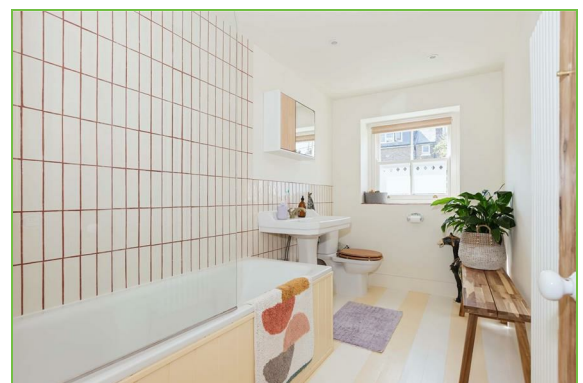
Bedroom 3

10' x 7'3 (3.05m x 2.21m)

Radiator, sash window with secondary glazing, ceiling coving and ceiling spot lighting.

Family bathroom

A spacious & modern bathroom with a white suite comprising paneled bath with a mixer tap and mains shower over with a glass shower screen, wide width pedestal wash basin, low level wc, tall radiator, double glazed sash window, part tiled surround, ceiling spot lighting and extractor fan.



Second floor hallway

Inset ceiling spot lighting and stairs leading to the loft room.

Bedroom 1

13'5" into recess x 12'3" (4.09m into recess x 3.73m)

A good sized double bedroom with a radiator, window with secondary glazing, feature cast iron fireplace, walk in wardrobe with plenty of hanging space

Bedroom 4

8'5" x 8' (2.57m x 2.44m)

Sash window with secondary glazing and inset ceiling spot lighting. Radiator

Bedroom 2

13'8" into sloping ceiling x 10'7" into recess (4.17m into sloping ceiling x 3.23m into recess)

Located within the loft this spacious room comprises, radiator, sash window to the front, Velux window, recess storage space and eaves storage.

Rear garden

A beautiful and well established larger than usual rear garden, having patio and shingle areas and an array of mature shrubs, flowers and being of a westerly aspect. Mature trees and well stocked flower beds with a wood shed, green house and a newly installed garden shed. There is the convenience of rear access and is surrounded by flint walls.

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