



**Christchurch Road, Worthing BN11 1JH**

  
fox & sons

**welcome to**

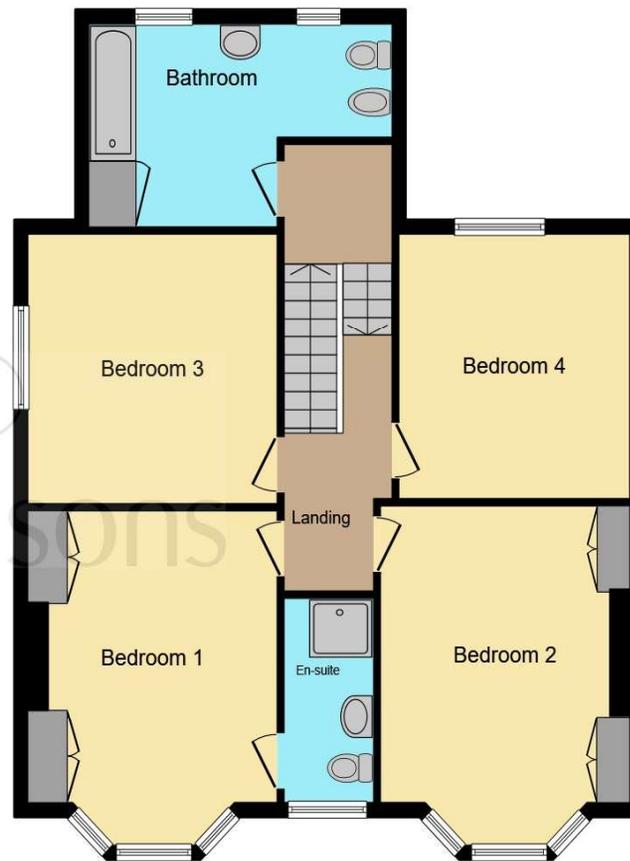
**Christchurch Road, Worthing**

A unique opportunity to acquire this impressive detached double fronted, Victorian villa situated just minutes from Worthing train station. Offering a blend of character and contemporary living with character features and generously proportioned throughout with off street parking.





**Ground Floor**



**First Floor**

Total floor area 177.9 m<sup>2</sup> (1,915 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**Location**

**External**

**Hallway**

**Living Room**

15' 5" x 12' 5" ( 4.70m x 3.78m )

**Dining Room**

15' 9" x 12' 5" ( 4.80m x 3.78m )

**Sitting Room**

13' x 12' ( 3.96m x 3.66m )

**Kitchen**

12' 6" x 12' 6" ( 3.81m x 3.81m )

**Breakfast Room**

11' 5" x 9' 5" ( 3.48m x 2.87m )

**Master Bedroom**

15' 6" x 12' 4" ( 4.72m x 3.76m )

**En-Suite**

**Bedroom Two**

15' 5" x 11' 5" ( 4.70m x 3.48m )

**Bedroom Three**

12' 8" x 12' 4" ( 3.86m x 3.76m )

**Bedroom Four**

12' 6" x 11' 5" ( 3.81m x 3.48m )

**Family Bathroom**

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## Christchurch Road, Worthing

- Detached Victorian Villa
- Four Double Bedrooms
- Three Reception Rooms
- Two Bathrooms
- Off Street Parking

Tenure: Freehold EPC Rating: D  
Council Tax Band: F

offers in excess of  
**£1,100,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CWO111135 - 0006

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