



3



3



1



E



Description

We are delighted to present this stunning three bedroom detached period family home, ideally situated in the heart of Worthing town centre, just a stone's throw from the mainline station. Beautifully rejuvenated by its current owner, the property retains a wealth of original features while offering spacious and versatile accommodation.

On the ground floor, the accommodation comprises a welcoming entrance hall, a bright bay-fronted living room, a separate dining room, kitchen, and a breakfast room with access to the rear courtyard garden. The split level first floor offers three double bedrooms, a family bathroom, and a separate WC. Outside, the property benefits from a charming south-facing courtyard garden, providing a private space to relax and enjoy.

Key Features

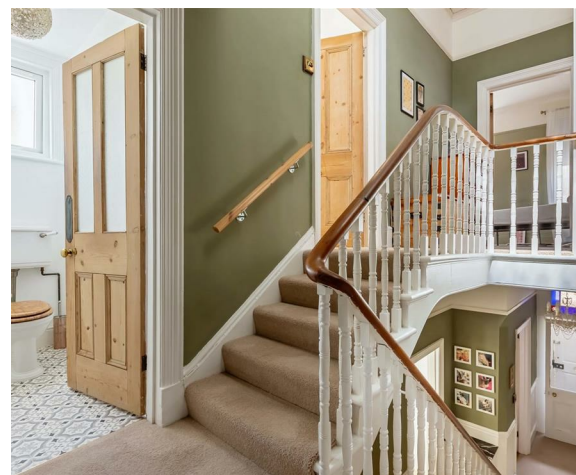
- Stunning detached period family home
- Heart of Worthing town centre, moments from the mainline station
- Beautifully rejuvenated by the current owner and retains a wealth of original character features
- Bay fronted living room
- Separate dining room and additional breakfast room
- Three double bedrooms
- Family bathroom and separate WC
- Charming south facing courtyard garden
- Easy access to shops, restaurants, seafront, and transport links
- Council Tax Band E



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Period front door to:

Entrance

With decorative coving, attractive period tiles and parquet floor, period glass panel door to:

Hallway

With grand decorative ceilings with ceiling rose, period style radiator, useful under stairs recess with space for desk, cupboard housing electric meters, stripped wood period door to:

Lounge

4.58 x 4.12 (15'0" x 13'6")

Attractive stripped wood flooring, radiator, picture rail, decorative coving, feature wooden fire surround with decorative ornate cast iron insert and tiled hearth, period sash cord bay window to front, and dimmer switch.

Dining Room

3.78 x 3.41 (12'4" x 11'2")

Decorative coving and ceiling rose, radiator, wood effect laid flooring, feature carved wood decorative fire surround with tiled insert and hearth, sash cord window, double opening French glazed doors to rear garden.

Kitchen

A range of two tone grey and white fronted base and wall units, working surfaces incorporating a stainless steel one and a half bowl wide sink with mixer tap and flexing hose, a four ring Neff gas hob and double oven under, glass splashback, space

for fridge/freezer, integrated dishwasher, space and plumbing for washing machine, cupboard enclosed Worcester boiler, laid wood effect flooring, window, through way to:

Breakfast Room

3.77 x 2.89 (12'4" x 9'5")

Parquet wood flooring, radiator, coving, double glazed window and double opening glazed French doors to rear garden, with cat flap.

Attractive period staircase to first floor to:

Split Level Landing

With attractive period radiators, loft hatch, and useful storage cupboards.

Bedroom One

5.42 x 4.58 (17'9" x 15'0")

Wooden fire surround with tiled insert, picture rail, decorative coving, ceiling rose, glazed window and further large period sash bay, two radiators, and dimmer switch.

Bedroom Two

3.82 x 3.42 (12'6" x 11'2")

Radiator, laid wood floor, feature period wooden fire surround with cast iron insert with attractive exposed brick chimney breast, double glazed window with view of rear garden.

Bedroom Three

3.69 x 2.83 (12'1" x 9'3")

Double glazed window, radiator, and coving.

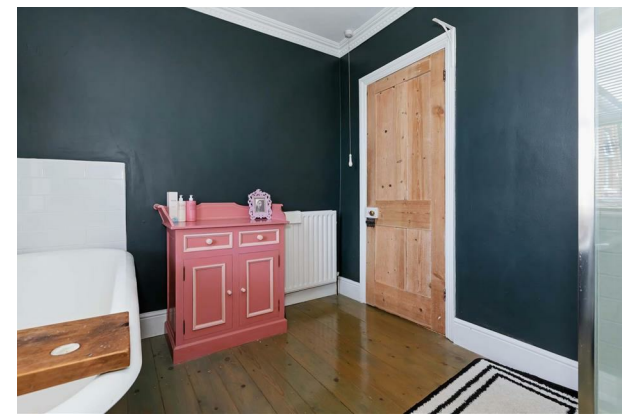
Bathroom

Attractive period style bathroom with roll top, claw foot free standing bath with mixer tap and shower attachment, pedestal basin, fitted corner shower with fitted shower and door, feature cast iron fire surround, decorative coving, double glazed window, and radiator.

Rear Garden

A beautiful space with high period walls giving a good level of seclusion with a side return area

with gate to the front, slate shingle flower border areas and attractive trellising with rose climbers, main south facing patio area with trees and shrubs.



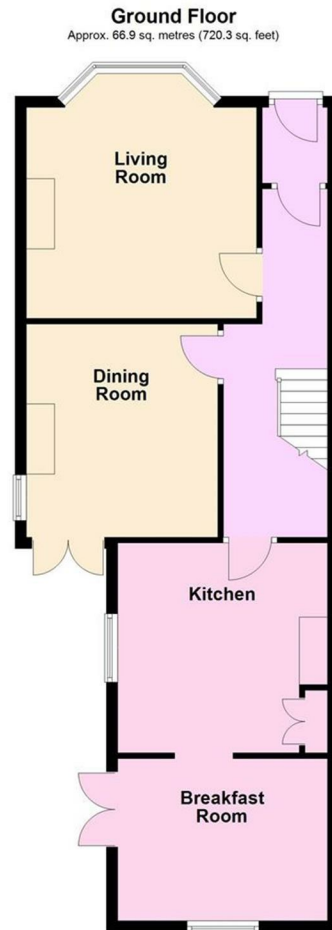


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Floor Plan Cambridge Road



Total area: approx. 133.8 sq. metres (1440.1 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(82 plus) A
(81-91) B			(61-81) B
(69-80) C			(49-60) C
(55-68) D			(39-48) D
(39-54) E			(29-38) E
(21-38) F			(15-28) F
(1-20) G			(1-14) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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