



4



2



1



C



Description

We are delighted to present this stunning, character-filled four-bedroom mid-terraced family home, ideally located close to the seafront and Worthing town centre, with shops, restaurants, and the mainline station all nearby.

The accommodation comprises an entrance hall, lounge, dining room, and kitchen/breakfast room. On the first floor there are two bedrooms, both with en-suites, along with a further bathroom, while the upper level offers two additional double bedrooms. The property also benefits from a cellar, a courtyard garden and planning permission to add a fifth bedroom which can be found with the following reference number on the Worthing Planning Portal - AWDM/1014/23



Key Features

- Mid-Terraced Family Home
- Two En-Suites
- Modern Bathrooms
- Town Centre Location
- Cellar
- Four Double Bedrooms
- Modern Refitted Kitchen
- Yards from the Seafront
- Planning Permission to add a Fifth Bedroom
- Council Tax Band C



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co



Frosted glass panel door to:

Entrance Hall

Oak wood laid flooring, cupboard enclosed gas & electric meters and further storage. Internal glazed door to:

Inner Hallway

Radiator, dado rail, door with steps down to cellar, useful understairs storage area with space for a desk and shelf, wall mounted Hive heating control unit.

Dining Room

3.90m x 2.60m (12'9" x 8'6")

High ceilings, attractive bar style radiator, double glazed window to rear, wall light points, door through to lounge.

Lounge

4.30m x 3.50m (14'1" x 11'5")

Radiator, westerly facing double glazed window, picture rail, coving, wall light points.

Kitchen/Breakfast Room

5.50m x 2.70m (18'0" x 8'10")

Recently refitted kitchen with a range of grey fronted shaker style units. Attractive marble effect quartz worktops incorporating a one and a half bowl Franke sink with mixer tap, also incorporating a breakfast bar with seating area. Stack of drawers, integrated wine fridge, space and plumbing for washing machine, space for tumble dryer, impressive double opening larder cupboard with automatic light, shelving and wine rack.

Hotpoint double oven with a four ring gas hob and extractor fan over. Downlighters, attractive bar style radiator, double glazed door to garden.

Cellar

4.80m x 1.60m (15'8" x 5'2")

Ideal for kayak storage, with several lights, a power supply and a Vent-Axia fan. A versatile and accessible space, just yards from the front door.

Landing

Split level, loft hatch, cupboard with hanging space and shelves, stairs up to second floor.

Bedroom One

4.90m x 4.80m (16'0" x 15'8")

Decorative coving, ceiling rose, double glazed bay window with sea views and radiator.

En-Suite WC

Low level flush WC, large contemporary basin with vanity unit below and mixer tap, tiled walls, downlighters and mirror.

Bedroom Two

3.80m x 2.70m (12'5" x 8'10")

Double glazed window, radiator.

Bathroom

Contemporary bathroom with a panel enclosed bath, mixer tap, fitted over-bath shower with rainfall shower head, separate attachment, remote control and shower screen. Heated towel rail, concealed cistern low level flush WC, wide

contemporary basin with mixer tap and vanity drawers under. Attractive slate effect bathroom panel walls.

Separate WC

Concealed cistern low level flush WC, basin with mixer tap, attractive natural wood surface with vanity unit under for storage, metro brick tiled splashback, mirror and a frosted double glazed window.

Second Floor Landing

Stairs up, picture rail, double glazed window, Velux window giving a bright airy feel, loft hatch, cupboard with shelves.

Bedroom Three

4.70m x 4.60m (15'5" x 15'1")

Double glazed bay window with sea view, radiator.

Bedroom Four

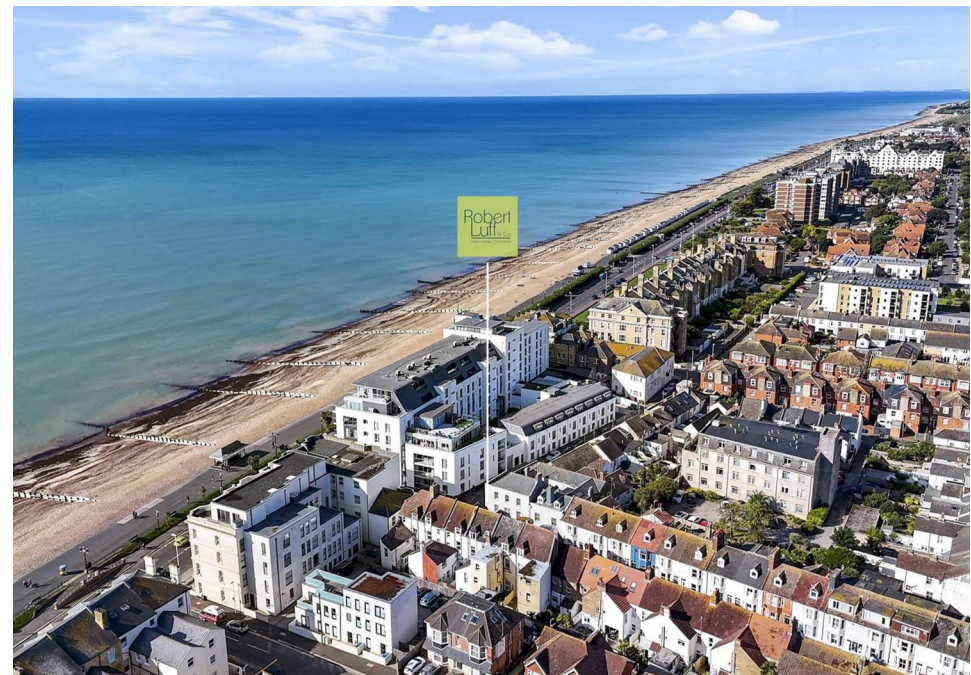
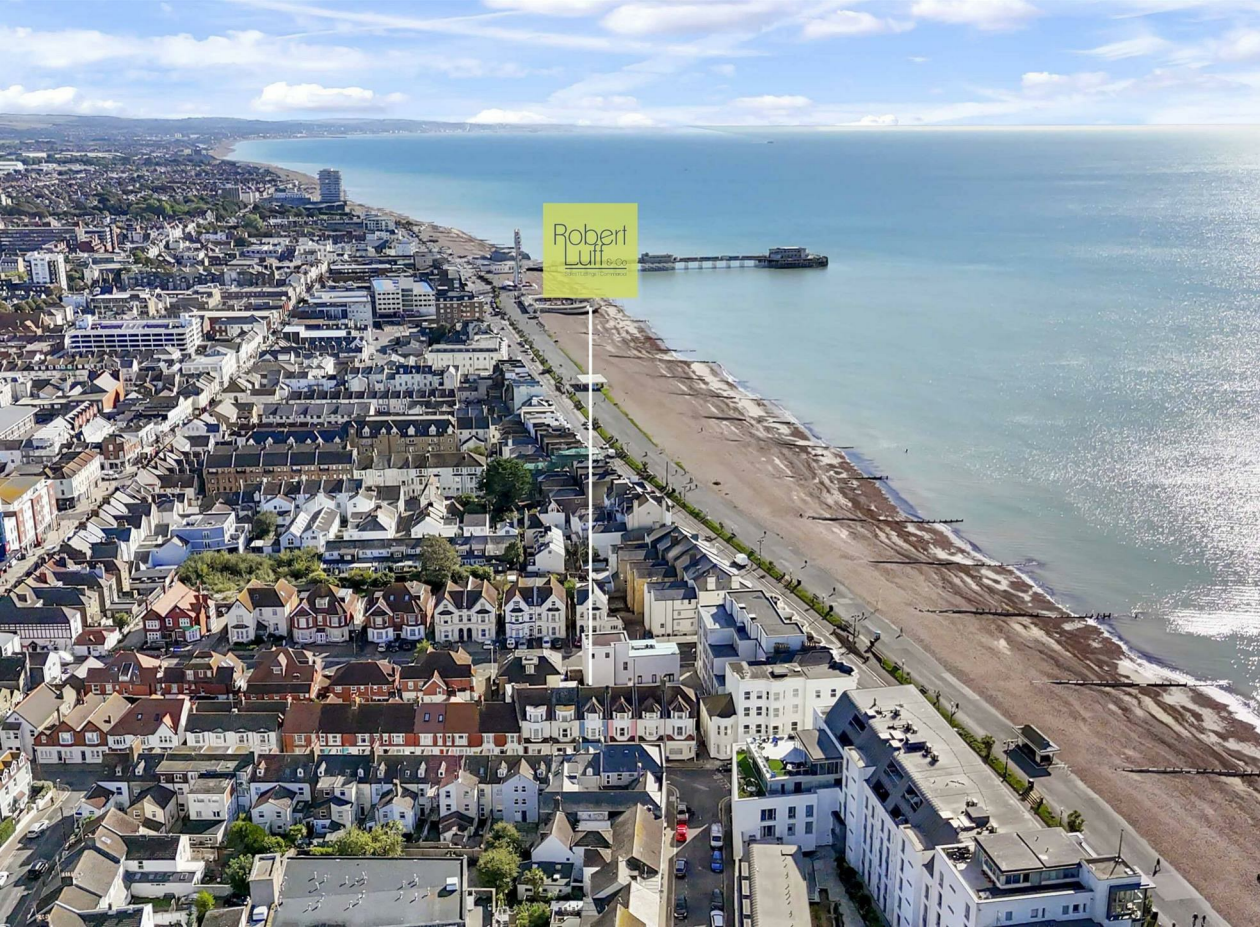
3.90m x 2.80m (12'9" x 9'2")

Double glazed window with easterly aspect, fitted shelving and radiator.

Rear Garden

Attractive tiled patio garden with gate for rear access, outside tap and useful retractable sun blind.





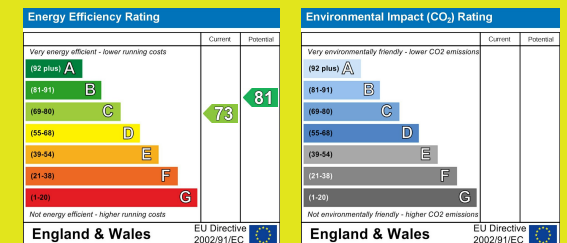
robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co

Floor Plan Thorn Road

Thorn Road



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.

robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

01903 331247 | info@robertluff.co.uk

Robert
Luff & Co