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E



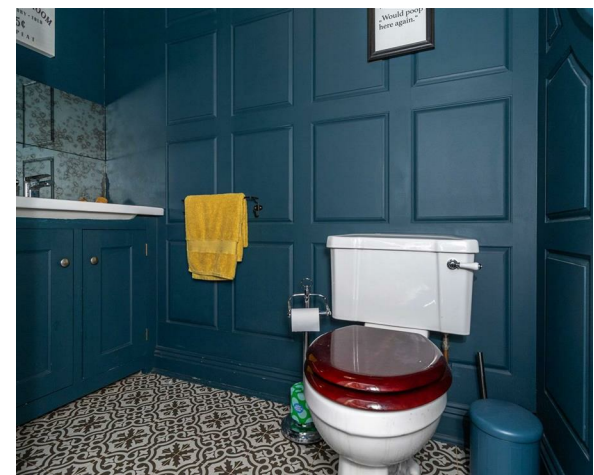
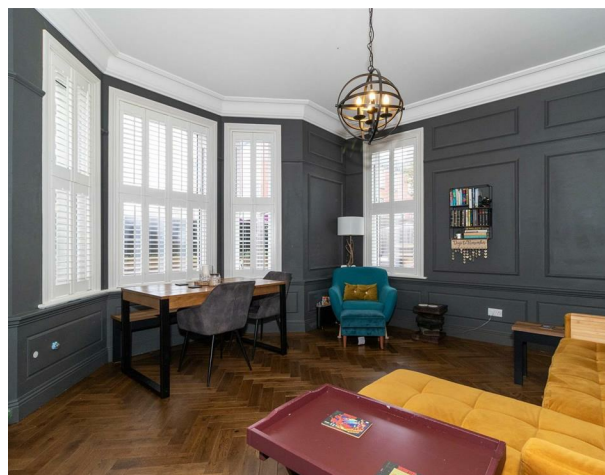
Description

We are pleased to offer to the market this stunning four bedroom detached Victorian home. Nestled on a generous corner plot along the prestigious Byron Road, this substantial home offers timeless charm just moments from Worthing's vibrant town centre and picturesque seafront.

Spanning three spacious floors, the property boasts four good size bedrooms, including a luxurious en suite, a beautifully crafted bespoke kitchen, and a versatile loft room. Additional features include off-road parking for up to three vehicles and a low-maintenance garden.

Key Features

- Stunning Victorian Townhouse
- Off Road Parking for Three Vehicles
- Victorian Features Throughout
- Prime Location
- EPC Rating E
- Four Bedrooms
- South and West Facing Garden
- Ground Floor Underfloor Heating
- Bespoke Fitted Kitchen
- Council Tax Band C



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Hardwood front door leading to an attractive pitched roof entrance hall with closed windows and flag-stone flooring. Part glazed wooden door leading to:

Hallway

Under-stairs storage cupboard housing consumer unit, wall mounted thermostat and decorative coving. Door leading to:

Downstairs WC

Featuring attractive wood panelling, basin set in vanity unit with mixer tap, low flush WC, tiled floor and utility cupboard.

Lounge

5.16 x 4.44 (16'11" x 14'6")

Double glazed sash-style windows with fitted plantation blinds, one is westerly facing aspect. Stunning herringbone laid flooring, attractive wood panelling with integrated TV recess, decorative coving and ceiling rose, wooden fire surround and marble hearth, wall mounted thermostat and underfloor heating.

Kitchen

Features underfloor heating, a comprehensive range of bespoke hand built shaker style units with attractive white quartz worktops. Centralised island/breakfast bar with integrated five burner gas hob, butler style sink

with chrome mixer tap, two built in eye-level Samsung electric fan single ovens, space for freestanding American style fridge/freezer and other appliances, built in bin drawer, attractive period style radiator, large hand built cupboard with shelving, pan drawers, feature exposed brick wall, recessed space for wall mounted TV, coving, double glazed sash-style window fitted with blinds and tiled flooring.

Stairway

leading to:

First Floor Split Level Landing

Double glazed sash-style window with fitted plantation blinds. Steps up to:

Bathroom

Elegant period style bathroom with freestanding claw-foot bath with centralised telephone style Victorian mixer tap with shower attachment. Period style basin with mixer tap, low flush WC, attractive wood effect flooring, feature exposed brick and part wood panelled walls, period style radiator and towel rail, walk in shower with rain fall head and metro brick tiles and an extractor fan.

Bedroom One

4.46 x 3.60 (to wardrobes) (14'7" x 11'9" (to wardrobes))

Coving, double glazed sash window

with fitted plantation blinds, double glazed bay window with fitted blinds, extensive & attractive wardrobes with drawers, hanging rails and shelving and a period style Colosseum bar radiator.

Bedroom Two

3.62 x 2.8 (11'10" x 9'2")

Attractive coving and ceiling rose, sash-style double glazed windows with plantation blinds, Colosseum style bar radiator.

Turn stairs leading to:

Second Floor Landing

With sash style double glazed westerly aspect window and covered radiator.

Bedroom Three

3.0 x 2.9 (9'10" x 9'6")

Bar style period radiator, double glazed sash-style windows with fitted plantation blinds, under-stairs storage cupboard, further storage with access to the eaves, downlighters, double opening doors leading to a secret storage area with steps to:

Loft Room

4.3 x 3.1 (14'1" x 10'2")

Wall mounted Worcester boiler, downlighters, insulated and plastered ceilings.

Bedroom Four

4.1 x 3.08 (13'5" x 10'1")

Double glazed sash-style windows with plantation blinds, downlighters, attractive stripwood flooring, access to eaves storage and period bar radiator. Door leading to:

En Suite Shower room

Concealed cistern low flush WC, basin set in vanity unit with mixer tap, glass door to shower cubical with fitted shower featuring a rainfall head with separate attachment and an extractor fan.

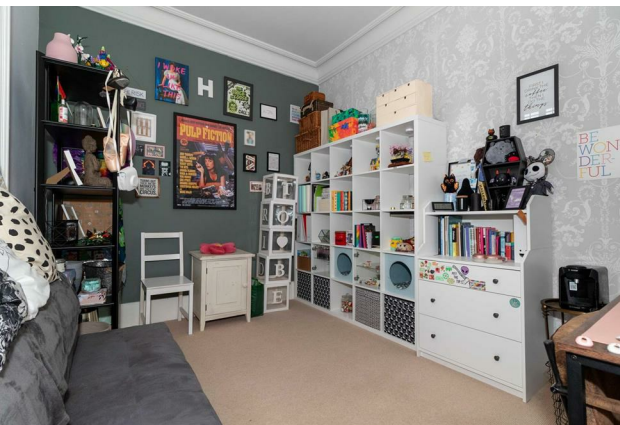
Outside

Wraparound 'L' shaped low maintenance garden. Artificial laid lawn areas, sleeper enclosed flower beds, one incorporating olive trees, further planter areas, decked covered areas ideal for alfresco dining, a grapevine and decorative gravel areas. Useful bike storage with slate roof.

Off-Road Parking

located at the rear of the property with space for three cars, accessed from Byron road.

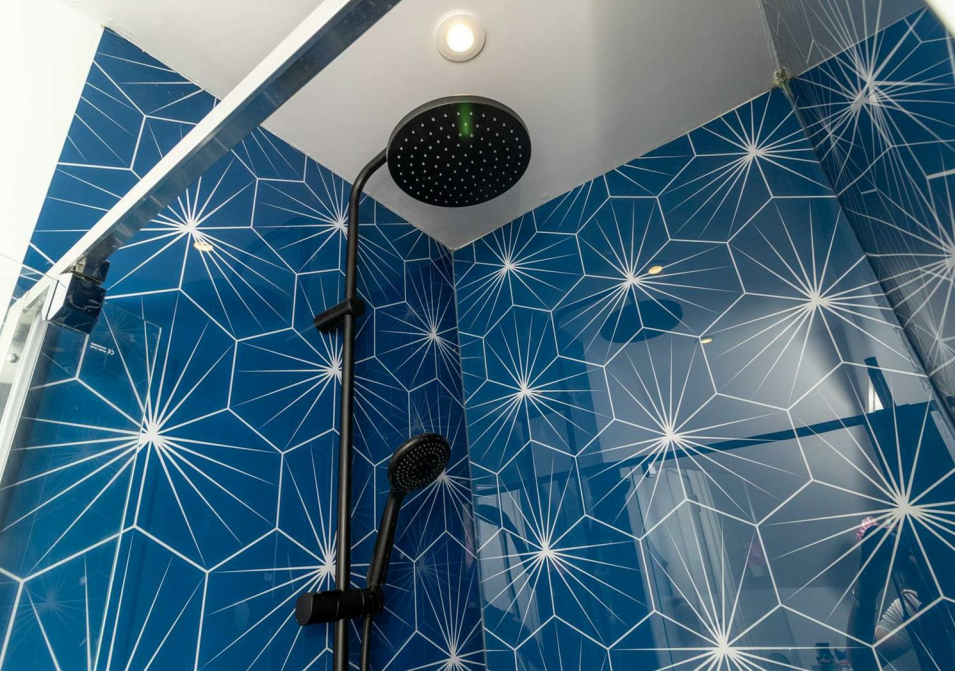




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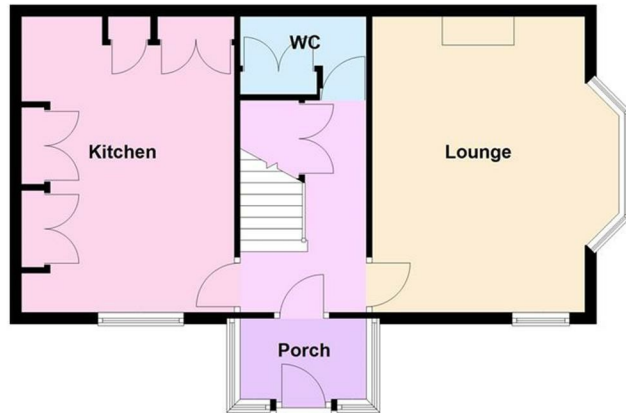
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Floor Plan Byron Road

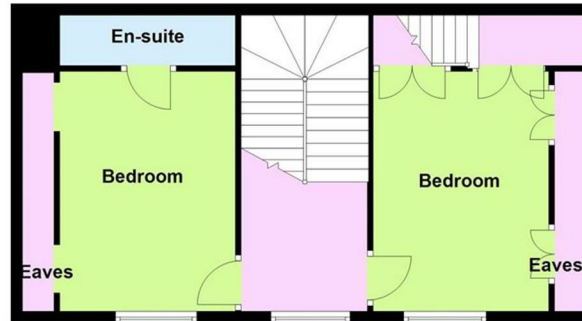
Ground Floor

Approx. 54.4 sq. metres (586.0 sq. feet)



Second Floor

Approx. 50.6 sq. metres (544.9 sq. feet)



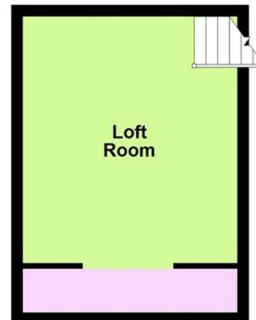
First Floor

Approx. 51.1 sq. metres (550.3 sq. feet)



Third Floor

Approx. 19.3 sq. metres (207.3 sq. feet)



Total area: approx. 175.4 sq. metres (1888.5 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) 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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