Robert Luff & Co

Wordsworth Road, Worthing

Freehold - Offers In Excess Of £475,000

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We are delighted to offer this beautifully presented four bedroom period terraced house, ideally situated in the heart of Central Worthing, within easy reach of the seafront, shops, schools and transport links. Arranged over three floors, the property combines charming period features with modern improvements, offering spacious and versatile accommodation, including a stunning lounge/diner, modern kitchen/breakfast room, second floor bedroom with en suite shower room, additional loft storage and a private, low maintenance rear garden.

Key Features

- Beautifully Presented Four Bedroom Terraced House
- Sought After Central Worthing Location
- Spacious Lounge/Diner With Feature Fireplaces
- Modern Fitted Kitchen/Breakfast Room
- High Ceilings And Period Features Throughout
- Versatile Accommodation Over Three Floors
- Second Floor Bedroom With En Suite And Additional Loft Storage
- Private Low Maintenance Rear Garden
- Close To Seafront, Shops And Transport Links
- Council Tax Band D | EPC Rating D

The accommodation begins with a welcoming entrance hall featuring attractive wall panelling, leading through to an impressive lounge/dining room boasting high ceilings, two feature fireplaces and a large bay window to the front. There is ample space for both living and dining furniture, with French doors opening directly onto the rear garden and useful understairs storage.

To the rear is a stylish fitted kitchen/breakfast room offering an extensive range of wall and base units, marble effect worktops, two integrated ovens, a five ring gas hob and extractor. Further features include an integrated dishwasher and washing machine, space for an American style fridge/freezer and a breakfast bar. Bi-fold doors open onto the rear garden, creating an excellent space for entertaining.

The first floor offers three well proportioned bedrooms, including a spacious principal bedroom with a bay window and feature fireplace. A further generous double bedroom also benefits from a feature fireplace, while the third bedroom is currently utilised as a dressing room but would equally suit a home office or nursery. The family bathroom comprises a bath with shower over, wash hand basin and WC.

The second floor provides a further bedroom with its own en suite shower room, offering an ideal space for guests or family members. A further staircase leads to a substantial, unconverted loft area, which is carpeted and boarded, providing excellent additional storage space.

Outside, the property enjoys a private, low maintenance rear garden with artificial lawn and a pleasant seating area, accessed via both the lounge/diner and kitchen. The garden provides an ideal space for outdoor dining and relaxation.

Further benefits include high ceilings throughout, attractive period detailing and a convenient central location, within easy reach of Worthing seafront, mainline railway stations, local parks, schools and a wide range of shopping facilities, cafés and restaurants.











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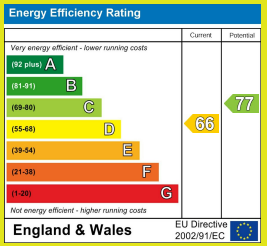
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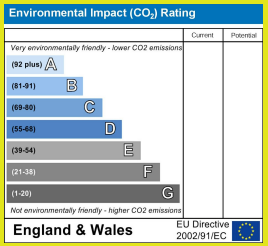
Floor Plan Wordsworth Road



Total area: approx. 168.3 sq. metres (1811.9 sq. feet)







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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