



4 Valencia Road, Worthing, West Sussex, BN11 4QB

Asking Price £425,000

A substantial four bedroom Victorian house located within this sought after address. Being located close to West Worthing station with local shops & bars nearby and being easily accessible to Worthing town centre and the beach. The very spacious accommodation which is in need of some updating throughout comprises living room, dining room, separate wc, breakfast room, fitted kitchen, four bedrooms and a family bathroom. Retaining many of the houses original features including wall mouldings and fireplaces. This family home benefits from very spacious accommodation, front & rear gardens and no onward chain.

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## Front door to:

Entrance lobby with internal door to:

## Entrance hall

Radiator, stairs to the first floor, ornate wall mouldings and ceiling coving.

## Living room

16'3 into bay x 12'6 into recess (4.95m into bay x 3.81m into recess)

Feature fire surround, radiator, sash windows to the bay, picture rail and ceiling coving.

## Dining room

13'1 x 10'9 into recess (3.99m x 3.28m into recess)

Cast iron fireplace, sash windows, radiator, picture rail and ceiling coving.

## Inner hallway

## Separate wc

Low level wc and window.

## Breakfast room

11'8 into recess x 10'1 (3.56m into recess x 3.07m)

Built in cupboard, low level cupboards with plumbing for washing machine, sash window, leading to:

## Kitchen

14'4 x 11'7 (4.37m x 3.53m)

With a range of wall and base units with work surfaces incorporating a stainless steel one and a half bowl sink unit, integrated four burner gas hob with extractor fan over and integrated double oven. Fitted Range cooker, space for tall fridge/freezer, double aspect, double glazed windows and a door leading to the rear garden.

## First floor hallway

Built in storage cupboard.

## Master bedroom

17'1 into recess x 16'6 into bay (5.21m into recess x 5.03m into bay)

Radiator, sash windows to the bay with a further sash window to the front and ceiling coving.

## Bedroom 2

13'2 x 10'9 into recess (4.01m x 3.28m into recess)

Radiator, pedestal wash basin, sash window and ceiling coving.

## Family bathroom

White suit comprising panelled bath with electric shower over, pedestal wash basin, low level wc, hot water tank, radiator and window to side.

## Bedroom 4

8'1 x 7'1 (2.46m x 2.16m)

Window and radiator.

## Bedroom 3

10'8 x 10'7 upto chimney breast (3.25m x 3.23m upto chimney breast)

Radiator, built in cupboard and sash window.

## Front garden

With mature shrubs and flowers.

## Rear garden

Mainly paved with rear access and being of an easterly aspect.

## Disclaimer

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