



Woodlea Road, Worthing, BN13

Guide Price **£850,000**



Property Type: Semi Detached House

Bedrooms: 5

Bathrooms: 3

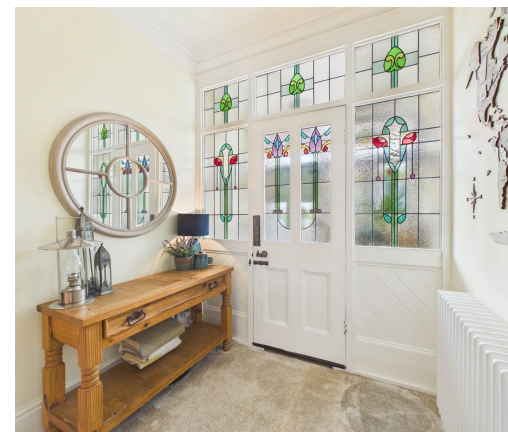
Receptions: 2

Tenure: Freehold

Council Tax Band: E

- Substantial Semi Detached House
- Five Bedrooms
- Two Reception Rooms
- Fitted Kitchen & Utility Room
- Three Bathrooms
- Good Size Rear Garden
- Off Road Parking
- Renovated Throughout
- Close To West Worthing Railway Station
- Close To Local Primary & Secondary Schools

We are delighted to present this substantial period semi-detached residence, offering generous and versatile accommodation throughout. This beautifully renovated home seamlessly blends charming original features with modern comforts. The property comprises five well-proportioned bedrooms, two elegant reception rooms, three bathrooms, a fitted kitchen, and a separate utility room, making it ideal for family living. Occupying a generous plot, the home benefits from off-road parking and a good-sized rear garden, perfect for outdoor entertaining and relaxation. Ideally located, the property is within a short walk of West Worthing railway station, providing convenient transport links.



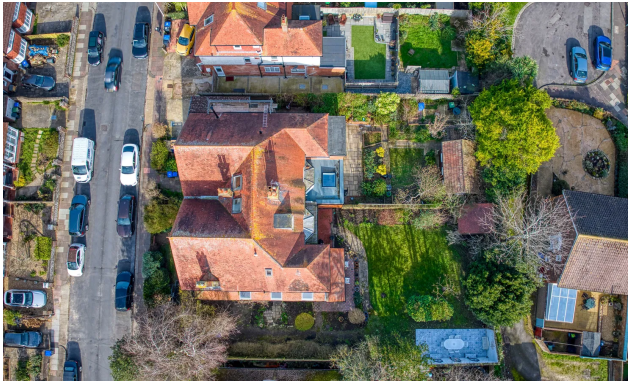


INTERNAL The original front door opens into an entrance porch, with a further original door leading into a spacious and welcoming entrance hall. On the ground floor, the property offers understairs storage, bespoke fitted cabinetry, additional storage cupboards, and a convenient shower room with WC benefitting from underfloor heating. There are two generous reception rooms, both showcasing a wealth of period features. The front reception room boasts a bay window with shutters, a gas working fireplace with decorative surround, and air conditioning. The rear reception room features original oak floorboards, an open fireplace with surround, and door opening directly onto the rear garden creating an ideal space for entertaining. The modern re-fitted kitchen is well appointed with a range of wall and base units, an eye-level double oven, induction hob, 1½ bowl sink with drainer, and space and plumbing for a dishwasher. There is also space for a microwave and fridge/freezer, along with access to a storage cupboard. A door leads to a further storage room with fitted sliding cupboard doors and through to the utility room, which provides space and plumbing for a washing machine, additional dishwasher, and tumble dryer. The kitchen also offers direct access to the rear garden. On the first floor, there are four bedrooms. The primary bedroom is positioned to the front and benefits from fitted wardrobes, a bay window, fireplace surround, air conditioning, and access to a stylish en-suite shower room. The second bedroom also features a bay window, fireplace surround, and air conditioning. The third bedroom, currently used as a hobby room, enjoys dual-aspect windows and fitted storage. The modern re-fitted family bathroom is finished to a high standard, offering underfloor heating, a WC, bidet, walk-in shower with smart controls, bespoke fitted storage, and a wash hand basin with vanity storage below. The second floor comprises an additional bedroom featuring air conditioning and access to eaves storage and a contemporary re-fitted bathroom. There is also a door providing further access to substantial eaves loft space, offering excellent additional storage.

EXTERNAL To the front of the property, a gated pathway leads to the front door, bordered by established hedging and a section laid to lawn. The property also benefits from off-road parking and double timber gates providing convenient access to the rear garden. The rear garden has been thoughtfully arranged to create a variety of inviting spaces, complemented by well-stocked flowerbeds and mature planting. A covered verandah and patio area offer an ideal setting for outdoor dining and entertaining. A striking brick feature wall with tiled detailing creates a charming focal point, providing the perfect backdrop for outdoor furniture and a wonderfully private space to relax.

SITUATED Situated on the highly desirable Woodlea Road in Tarring, the property falls within the sought-after catchment area for Thomas A Becket Infant School and Thomas A Becket Junior School, making it an ideal choice for families. West Worthing railway station is located just 0.3 miles away, providing convenient transport links, while regular bus services run along nearby Canterbury Road. The charming Tarring village centre, with its selection of pubs, cafés, and local amenities, is approximately 0.4 miles from the property. Worthing town centre lies around 1.5 miles away and offers a comprehensive range of shops, restaurants, and theatres. Additional local





Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.