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11 Woodlea Road

, Worthing, BN13 1BP

Guide price £500,000

Freehold Council Tax Band D

3 1 2 E

Nestled within one of Tarring's most sought-after locations and falling within the highly regarded Thomas A Becket catchment area, this beautiful period home offers an enviable blend of timeless character and modern family living. Perfectly positioned for commuters, West Worthing railway station is within easy reach, providing direct links to London, while local independent shops, cafés, parks and the seafront create a wonderful lifestyle right on your doorstep.

From the moment you step through the front door, the home's rich heritage and welcoming atmosphere are immediately apparent. A stunning original tiled hallway, decorative archway and an array of period fireplaces set the tone for what is a truly charming family home. The elegant bay-fronted sitting room provides a cosy retreat, centred around a feature wood-burning stove – the perfect space to unwind on winter evenings. A second reception room overlooking the garden offers excellent versatility, whether as a home office, family room or additional entertaining space.

At the heart of the home lies the impressive open-plan kitchen and dining area; a wonderfully sociable space designed for modern family life. Bathed in natural light from dual-aspect sash windows and complemented by a character fireplace, this room effortlessly combines period charm with practicality. With ample storage, generous work surfaces and space for a range cooker, it is a space equally suited to busy family breakfasts and entertaining friends long into the evening.

The first floor continues to showcase the property's character, with three beautifully proportioned bedrooms, each retaining original fireplaces that add warmth and personality. The stylish family bathroom has been thoughtfully appointed with a contemporary suite, separate shower enclosure and heated towel rail, creating a luxurious space to relax and recharge.

Outside, the lifestyle appeal continues. The landscaped west-facing rear garden is a stand out feature.

Porch
3'4 x 3'4 (1.02m x 1.02m)

Lounge
13'11 x 11'1 (4.24m x 3.38m)

Reception/office
11'2 x 9'2 (3.40m x 2.79m)

Kitchen/dining room
21'11 x 10'4 (6.68m x 3.15m)

Bedroom one
16'1 x 11'1 (4.90m x 3.38m)

Bedroom two
11'2 x 9'3 (3.40m x 2.82m)

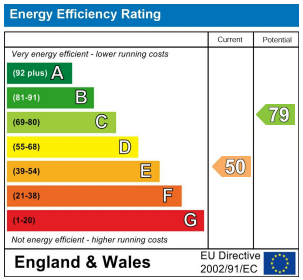
Bedroom three
12'2 x 10'3 (3.71m x 3.12m)

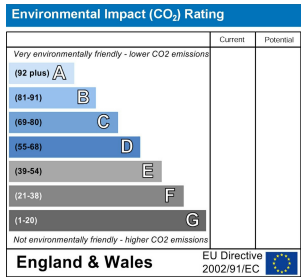
Bathroom
9'3 x 7'1 (2.82m x 2.16m)

Floor Plan

Area Map

Energy Efficiency Graph





Viewing

Please contact our Broadwater Office on 01903 958282
if you wish to arrange a viewing appointment for this property or require further information.

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