Robert Luff & Co

# Park Road, Worthing

Freehold - Offers Over £375,000



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We are delighted to offer this attractive three-bedroom period terraced house, retaining a wealth of original features and enjoying spacious accommodation arranged over three floors, including a loft-converted principal bedroom with en-suite facilities and attractive views over Worthing's renowned bowling greens. Situated towards the southern end of Park Road and ideally positioned for easy access to Worthing mainline railway station, local bus services, Waitrose supermarket, the town centre and seafront amenities, this charming home combines character features with modern comforts.

## Key Features

- Attractive three-bedroom period terraced house
- Accommodation arranged over three floors
- Wealth of original character features throughout
- Loft-converted principal bedroom with en-suite shower room
- Spacious lounge with period fireplace and westerly aspect
- Separate dining room and kitchen/breakfast room
- Gas-fired central heating and double-glazed sash-style windows
- Rear garden with patio, decorative shingle and timber shed
- Backs onto Worthing’s renowned bowling greens
- Council Tax Band C | EPC Rating TBC

An attractive period front door opens into the welcoming entrance hall with wood-effect flooring. The lounge enjoys a westerly aspect through an impressive arched-top double-glazed sash-style window and features a beautiful period fireplace, while the separate dining room also benefits from a sash-style double-glazed window.

To the rear, the spacious kitchen/breakfast room is fitted with a range of units incorporating integrated appliances and provides ample space for a breakfast table, together with direct access to the rear garden. The split-level first-floor landing serves two generous double bedrooms, both retaining period charm with stripped wood flooring and feature fireplaces. One bedroom enjoys a westerly aspect through arched-top sash-style double-glazed windows, while the other benefits from a fitted wardrobe and cast-iron fireplace. Also on this floor are a separate WC and a well-appointed shower room featuring a corner shower cubicle, vanity wash hand basin, period fireplace and sash-style double-glazed window.

The second floor provides a superb loft-converted principal bedroom with both a Velux-style window and an additional double-glazed window, together with access to an en-suite shower room. A landing window on this level enjoys delightful views across the bowling greens to the rear.

Externally, the rear garden is arranged for ease of maintenance with a patio area and decorative shingle, a timber-built shed, outside tap and an attractive trellis archway with climbing plants. A particular feature of the property is its enviable position backing directly onto Worthing’s famous bowling greens.











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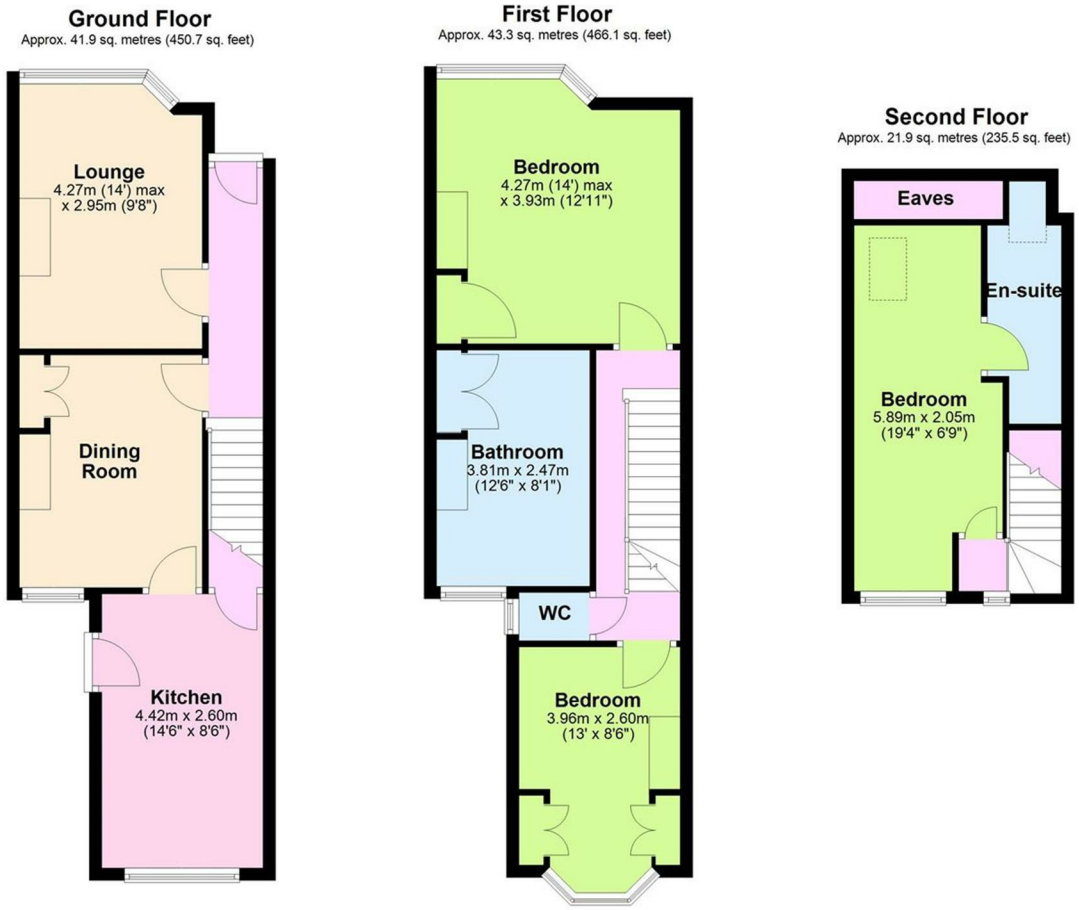


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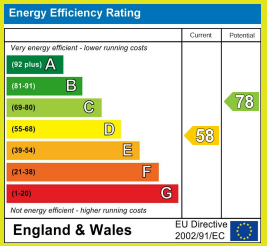
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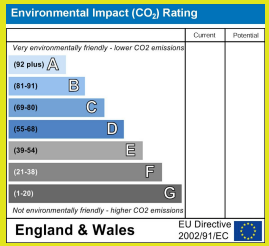
# Floor Plan Park Road




Total area: approx. 107.1 sq. metres (1152.3 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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