



Warwick Place, Worthing, BN11 3EU
£645,000



Bedrooms: 3 | Bathrooms: 2 | Receptions: 2

Jacobs Steel are delighted to offer for sale this exceptionally unique and rare opportunity to own a gorgeous extended Grade II listed Georgian terraced home located in one of Worthing's most prestigious postcodes. Steps from the Seafront and the town centre, you'll be perfectly positioned to make full use of Worthing's comprehensive amenities, leisure facilities, restaurants, cafes and mainline train station. This stunning period home has been meticulously renovated throughout and boasts three double bedrooms, two reception rooms, large open plan kitchen/dining room, two bathrooms and a landscaped rear garden.

- Grade II Listed Extended Period Georgian House
- Three Double Bedrooms
- Two Reception Rooms
- Extended Kitchen/Diner
- Two Bathrooms
- Highest Quality Renovation Throughout
- Generous Landscaped Rear Garden
- Within 300 Metres Of Worthing Town & Seafront
- Prestigious Postcode
- Viewing Considered Essential

Situated In one of Worthing's most prestigious postcodes in central Worthing less than 300 metres from both Worthing Seafront and the town centre, you'll be perfectly located to benefit from some of the best restaurants and cafes in the area. Close-by is the award-winning leisure centre, Splashpoint that boasts two swimming pools, spa and gym. There are also three parks and a sea-inspired children's playground all located next to Splashpoint. Commuters are also well served with Worthing train station's offering regular services along the coast and London.



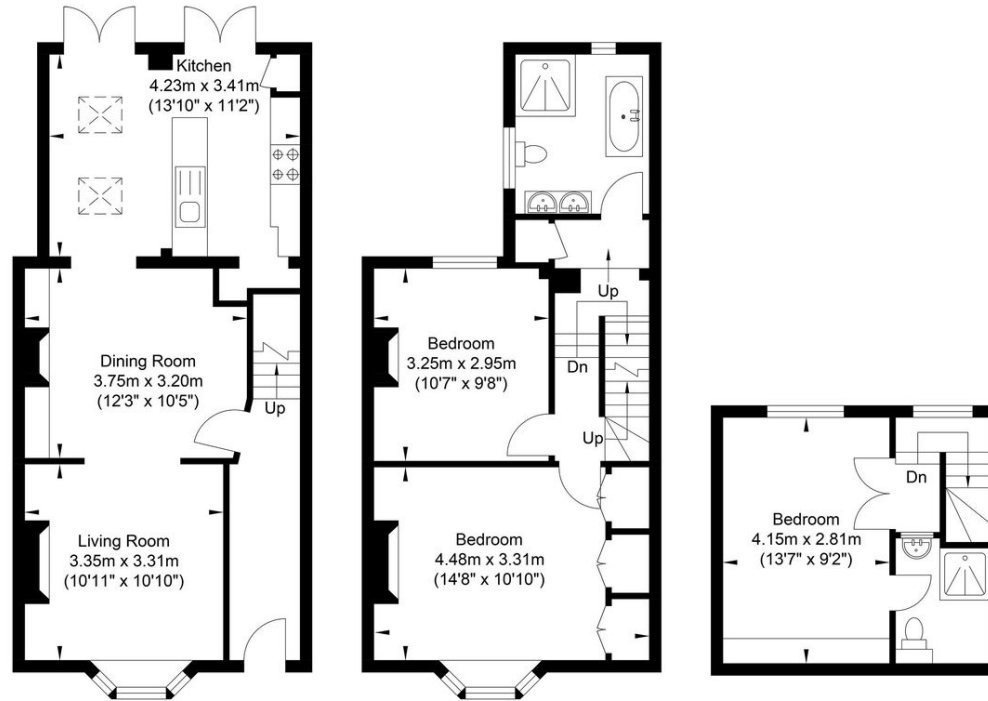


Internal It is immediately apparent when entering this home that the current owners have perfectly fused contemporary living with enduring Georgian charm. Their clever attention to detail, along with a wealth of original features adorn almost every room throughout this effortlessly beautiful home. This unique cottage is split over three floors and offers a rare opportunity to live in one of Worthing's most prestigious postcodes in the heart of the Town. The ground floor accommodation benefits from a side return extension creating a light and spacious open plan kitchen/diner. A modern shaker style kitchen has been fitted with stone waterfall worktops, an array of 'Miele' appliances and a pantry/utility cupboard. A culinary retreat with polished concrete floors, is the perfect entertaining space and seamlessly connects to the landscaped rear garden through bespoke wood and aluminum heritage double doors. Original polished floorboards line the remainder of the ground floor including the property's two further reception rooms. The lounge is positioned to the front of the property with a westerly aspect accentuated by a bay window. A large opening provides access to the second reception room which is currently used as a dining space. Ascending to the first floor there are two spacious double bedrooms and a stunning fitted family bathroom. The main bedroom spans the entire width of the property and boasts bespoke fitted wardrobes. The family bathroom has been fitted with a four-piece suite including a freestanding roll top bath, walk-in shower cubicle finished with marble tiles and brass fittings, a toilet and a marble topped double hand wash basin. The final flight of stairs rises to the top (second) floor and leads to another double bedroom with bespoke fitted cupboards and a cleverly designed fitted shower room.



External A large cottage style garden has been thoughtfully landscaped with a large sandstone patio and a number of mature planted borders lining a central lawn. There is a path that leads to the rear of garden with a further patio and rear gate that provides access to the garden. In addition, this section of the garden offers the perfect opportunity for off road parking (STNC).

Council Tax Band C



Approximate Gross Internal Area = 104.38 sq m / 1126.75 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Whilst we endeavour to make out 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.