Robert Luff & Co

Pavilion Road, Worthing

Freehold - Asking Price £475,000

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We are delighted to offer this attractive and deceptively spacious five-bedroom period family home, thoughtfully extended and arranged over three floors. The property combines character features with versatile accommodation, including a spacious through lounge/dining room, impressive kitchen/breakfast room, two bathrooms and a south-facing rear garden, conveniently situated for Worthing town centre and both Worthing and West Worthing railway stations.

Key Features

- Five Bedroom Period Family Home
- Extended Accommodation Arranged Over Three Floors
- Spacious Through Lounge/Dining Room
- Impressive Kitchen/Breakfast Room
- Two Contemporary Bath/Shower Rooms
- South-Facing Low-Maintenance Rear Garden
- Re-Roofed & Loft Extension Completed in 2017
- Recently Repointed
- Convenient for Worthing Town Centre & Both Worthing and West Worthing Stations
- Council Tax Band C | EPC Rating D | Chain Free

Offering an excellent blend of period character and modern family living, the accommodation begins with a spacious entrance hallway leading to a generous through lounge/dining room featuring a wooden fireplace surround with cast iron insert, stripped wooden flooring and decorative ceiling coving.

To the rear is an impressive kitchen/breakfast room featuring a comprehensive range of fitted units, breakfast bar and integrated appliances, including a Bosch oven, hob and microwave, dishwasher, washing machine, tumble dryer and fridge/freezer. There is ample space for a dining table, with French doors opening directly onto the rear garden.

The first floor offers three well-proportioned bedrooms together with a stylish contemporary family bathroom, separate WC and useful fitted storage.

Stairs continue to the second floor, forming part of the loft extension completed in 2017, where the spacious principal bedroom benefits from large windows and eaves storage. A contemporary shower room also serves this floor, while the fifth bedroom is currently arranged as a well-equipped dressing room and could easily be adapted to suit individual requirements.

Outside, the attractive south-facing rear garden has been designed for low-maintenance enjoyment, with a large composite decking area, lower slate-tiled seating area, outside power points and gated rear access.

Further improvements include the re-roof and loft extension completed in 2017, together with the property having been recently repointed.

Ideally positioned for Worthing town centre, the property offers convenient access to shops, cafés, restaurants, the seafront and Worthing Pier, with both Worthing and West Worthing railway stations also within easy reach.

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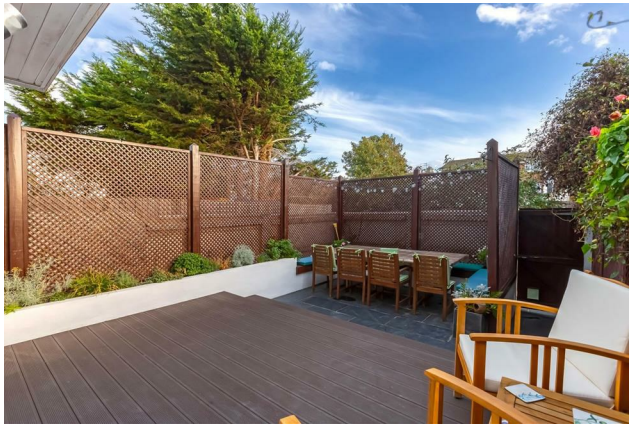
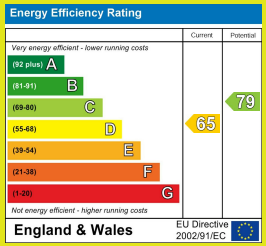
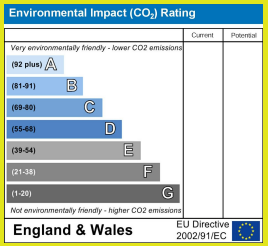


Floor Plan Pavilion Road

Total area: approx. 145.9 sq. metres (1570.5 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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