



1 St. Georges Road, Worthing, BN11 2DS

Guide price £700,000





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, Worthing, BN11 2DS

- Guide Price £700,000 - £750,000
- Self contained annexe ideal for dependent relative or income stream
- Two reception rooms
- Three/four bedrooms in main house
- Close to Worthing seafront and town
- Substantial period home
- Character features
- Kitchen and boiler room
- Spacious bathroom
- No onward chain

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A substantial period house, close to Worthing promenade, benefiting from self-contained annexe, ideal for a dependent relative or providing an additional income stream.

The main house has delightful period features including tiled flooring in the entrance hall, some stained glass windows, high ceilings, bay windows and an open fireplace in the sitting room. The house is perfectly suited for family living and entertaining with the breakfast/dining room connecting directly to the kitchen and both rooms having matching high gloss kitchen units which provide ample storage. The kitchen also has a range of built in appliances and quartz work surface. On the ground floor there is also a boiler room and downstairs cloakroom.

A prospective purchaser could, if they so wish, easily open up a doorway in the rear hallway to give access from the main house to the annexe.

On the first floor of the main house there are three comfortable double bedrooms. Bedroom two to the front of the house has an opening into the dressing room, which could be blocked off to create a fourth bedroom. A balcony is accessed via the dressing room. There is a large family bathroom with bath, separate shower, his and hers basins and wc, along with an additional cloakroom. A substantial loft gives people the opportunity to convert into further accommodation.

Outside there is an attractive front garden with a plethora of mature trees and specimens as well as a seating area. The house benefits from parking which is to the front of the annexe.

Self contained annexe:

The annexe has it's own front door accessed via Seldens Lane. The annexe is ideal for a dependent relative, someone looking to run a business from home or use as an Air b'n'b/rental property to provide an additional income. The accommodation comprises sitting room, kitchen, bedroom & bathroom.

Viewing comes highly recommended to fully appreciate the size and location of this wonderful period home.



Entrance porch

Entrance hall

Sitting room 17'5 max x 14'4 (5.31m max x 4.37m)

Breakfast/dining room 13'1 x 13'1 (3.99m x 3.99m)

Kitchen 11'7 x 10'5 (3.53m x 3.18m)

Boiler room 7'2 x 5'7 (2.18m x 1.70m)

Downstairs cloakroom

Bedroom 1 22'3 max x 11'9 (6.78m max x 3.58m)

Bedroom 2 17'7 max x 13'8 (5.36m max x 4.17m)

Dressing room/Bedroom 4 10' x 6'1 (3.05m x 1.85m)

Balcony

Bedroom 3 13 x 13'8 (3.96m x 4.17m)

Bathroom 9'7 x 8'5 (2.92m x 2.57m)

Separate cloakroom

Front and rear gardens

Parking

Self-contained annexe comprising

Sitting room 12'1 x 11'11 (3.68m x 3.63m)

Kitchen 7'9 x 5'6 (2.36m x 1.68m)

Bedroom 11'10 x 7'2 (3.61m x 2.18m)

Bathroom

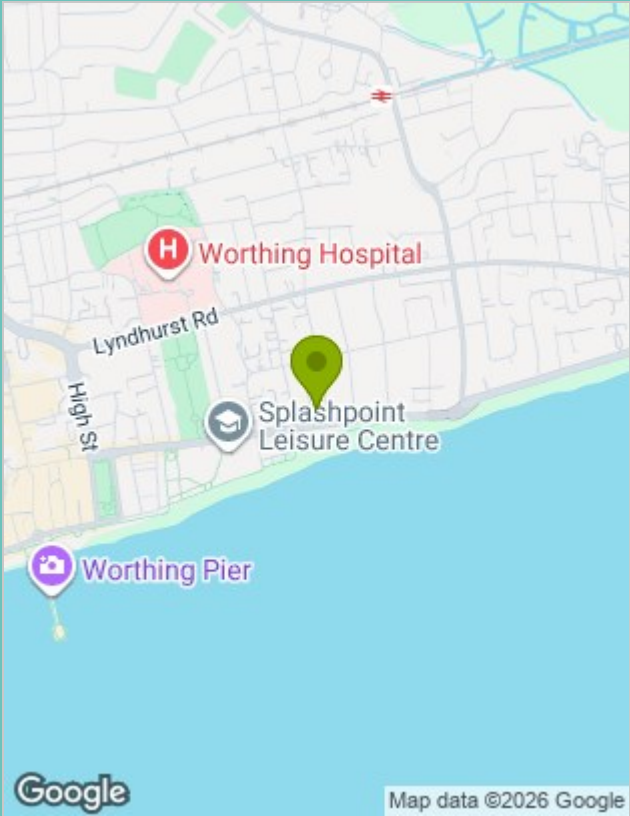




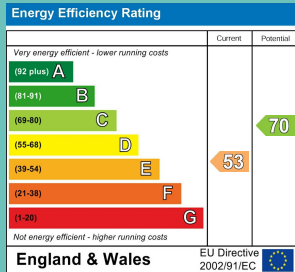
Floor Plans



Location Map



Energy Performance Graph



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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