



15 Navarino Road, Worthing, BN11 2NE
Guide Price £675,000

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Nestled on the charming Navarino Road in Worthing, this delightful end terrace house presents an excellent opportunity for families and individuals alike. With four bedrooms, this property offers ample room for comfortable living. The three inviting reception rooms provide versatile spaces that can be tailored to your needs, whether for entertaining guests or enjoying quiet family time. The house features a well-appointed bathroom, ensuring convenience for all residents. The layout of the property is designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

Situated in a desirable area, this home is within easy reach of local amenities, schools, and parks, making it an ideal choice for those seeking a vibrant community. The coastal charm of Worthing is just a stone's throw away, offering beautiful beaches and a variety of leisure activities.

- Direct Sea Views
- Four Bedroom Period Property
- Many Original Features Retained
- Extended Kitchen / Breakfast Room
- Off Street Parking
- Three Reception Rooms
- Close To A259
- Potential For Loft Conversion (STNPC)
- Open Fireplaces
- Deceptively Spacious Throughout





Entrance Hallway

6.63m x 1.70m (21'9 x 5'7)

Private front door, solid wooden flooring, stairs to first floor landing, access to understairs storage cupboard, cupboard housing wall mounted electric fuseboard, feature corning.

Ground Floor WC

1.27m x 1.22m (4'2 x 4)

Solid wooden flooring, low flush WC, hand wash basin with mixer tap & vanity unit below, wall mounted Worcester combination boiler, heated towel rail, coving.

Lounge / Dining Room

8.4 x 3.78 (27'6" x 12'4")

Solid wooden flooring, double glazed bay window having original sash style windows, open fireplace with attractive surround & mantle, feature coving, second open fireplace with attractive surround & mantle, two radiators, double glazed door leading to rear garden.

Extended Kitchen / Breakfast Room

7.09m x 3.10m (23'3 x 10'2)

Wooden work surfaces with cupboards below & matching eye level cupboards with a high gloss finish, breakfast bar area with seating for two, integrated one & a half bowl single drainer sink unit with mixer tap, space & provision for washing machine & dishwasher,

Range cooker with extractor fan above, American style fridge freezer, built in wine rack, tiled floor, spotlights, PVCU double glazed windows.

Breakfast Room:

Wooden effect flooring, PVCU double glazed windows, feature exposed brick wall with built in flame effect electric fireplace, PVCU double glazed doors opening into rear garden.

First Floor Landing

9.45m x 1.68m (31 x 5'6)

Carpeted flooring, loft hatch access, radiator, feature corning, fitted storage cupboard with slatted shelving.

Master Bedroom

4.98m x 4.60m (16'4 x 15'1)

Solid wooden flooring, PVCU double glazed bay window with original sash style windows having direct sea views, second PVCU double glazed window, radiator, fitted wardrobes having various hanging rails & shelving.

Bedroom Two

3.76m x 3.20m (12'4 x 10'6)

Laminate flooring, radiator, picture rail, coving, PVCU double glazed window.

Bedroom Three

3.51m x 3.15m (11'6 x 10'4)

Wooden flooring, PVCU double glazed bay window, radiator, coving.

Bedroom Four

2.41m x 2.11m (7'11 x 6'11)

Carpeted flooring, radiator, PVCU double glazed window.

Family Bathroom

Free standing claw foot bath having a mixer tap & shower attachment, hand wash basin with vanity unit below & mixer tap, low flush WC, fitted shower cubicle having an integrated shower, part tiled walls, PVCU double glazed window, heated towel rail, fitted storage cupboard with shelving.

Externally

Front Garden

Mainly laid to off street parking for two vehicles.

Rear Garden

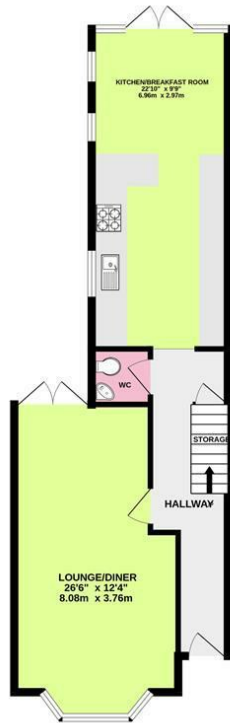
West aspect rear garden, spacious timber built decked area, leading onto large patio area having various raised flower & shrub borders, timber built storage shed, outside power sockets & tap, trees include Olive & Cherry trees.

Council Tax

Band D



GROUND FLOOR
576 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
639 sq.ft. (59.4 sq.m.) approx.



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TOTAL FLOOR AREA: 1216 sq.ft. (112.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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