Selden Road, Worthing, West Sussex, BN11 2LL

Offers Over **£675,000**

Jacobs | Steel

- Extended 1930's Semi-Detached House
- Four Generous Double Bedrooms
- Two Versatile Reception Rooms
- Extended Triple Aspect Kitchen/Diner
- Utility Room & Ground Floor W/C
- Walled West Facing Rear Garden
- Integral Garage & Off Road Parking
- Highly Sought-After Central East Worthing Location
- Within 150 Metres Of Worthing Seafront
- Immaculately Refurbished Throughout

Jacobs Steel are delighted to offer for sale this beautifully presented 1930's home positioned on this popular road in central East Worthing, within 150 metres of the seafront. Sympathetically refurbished from top to bottom including a new roof with a 10 year guarantee, this uniquely available property perfect encapsulates its era whilst retaining the contemporary features of modern living. Within easy reach of Worthing Town Centre with its comprehensive amenities, the property boasts four double bedrooms, an extended dual aspect kitchen/diner, two reception rooms, utility room and ground floor w/c, newly fitted 1930's styled bathroom, wall west facing rear garden, garage and off road parking.

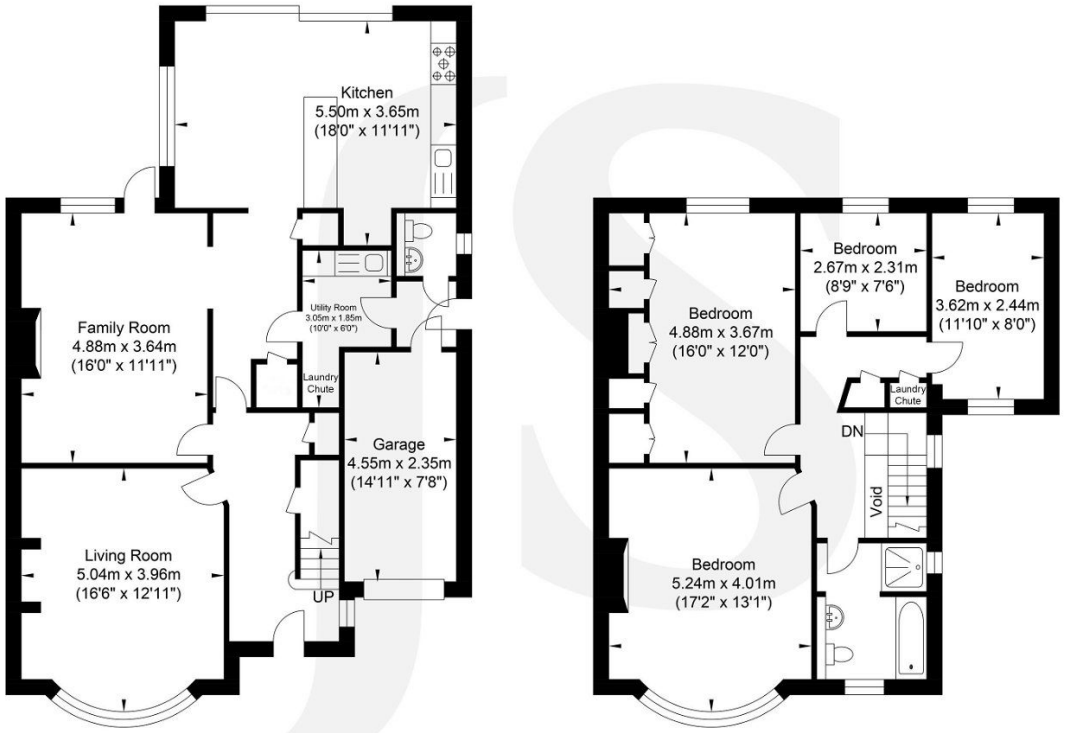
Internal This attractive 1930's home has undergone extensive renovation during the current owners' ownership, which includes a triple glazed, dual aspect extension that offers a family sized kitchen/diner with access directly to the west facing rear garden. An arched porch to the front of the property provides access via the wooden front door to the light and welcoming entrance hall. The property offers a wealth of versatility with two reception rooms and a large kitchen/diner. The two reception rooms benefit from data points and wall sockets for wall mounted TVs in the main living spaces, and both rooms are a generous size with original features including ornate ceiling panelling. The front room boasts a gorgeous, curved bay window and measures a generous 16'6'' x 12'11''. Positioned at the rear of the property with a south and westerly aspect is the cleverly designed rear extension which spans a total width of 18', with large triple glazed windows and doors allowing direct access to the walled west facing rear garden. The kitchen has been fitted with an array of floor and wall mounted handleless units, quartz worktops and integrated appliances. To the ground floor there is also a utility finished to the same high standards as the kitchen, a ground floor w/c and access to the integral garage. To the first floor are four double bedrooms, with the main bedroom measuring a spacious 17'2'' x 13'1'' and benefiting from a data point and sockets hidden in the cupboard, enabling hidden TV installation for modern living. The second bedroom benefits from large floor to ceiling custom built wardrobes. The family bathroom has been finished in a contemporary but sympathetic 1930's style with a four-piece suite including a walk-in shower, bath, toilet and hand wash basin. On the landing are two large linen cupboards with the addition of a useful laundry chute servicing the utility room. The property also benefits from having 'Fibre to the door', which is the fastest internet available on the market, perfect for home working.

External The front garden is low maintenance and benefits from being walled enclosed with a path leading to the front door and a number of mature planted borders lining the boundaries. The property also benefits from off road parking and access to a private garage. The rear garden faces due west and is wall enclosed on all sides creating a sunny yet secluded space for the whole family to enjoy. Laid primarily to lawn with a large patio area the west facing space has been landscaped with practicality and minimal upkeep in mind. A large, tiled terrace is level with the rear of the house which flows to the side of the kitchen to the Family room and has plenty of room for entertaining.

The vendor has obtained planning (ref AWDM/0053/21) for the conversion of the garage to create a downstairs study with hall access. There is potential for a large ground floor bedroom, providing income with private side door and wetroom.

Situated This sympathetically renovated property is positioned in one of Worthing's most prestigious postcodes in central East Worthing. Less than 150 metres to Worthing Seafront and 500 metres to 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.

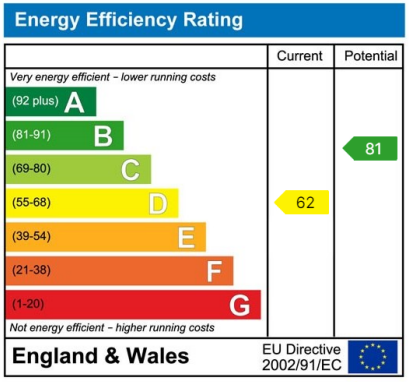
Selden Road



Ground Floor
Approximate Floor Area
1002.65 sq ft
(93.15 sq m)

First Floor
Approximate Floor Area
710.95 sq ft
(66.05 sq m)

Approximate Gross Internal Area = 159.20 sq m / 1713.61 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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 your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose 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.

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