



Ashdown Road, Worthing, BN11 1DF

Guide Price **£514,500**



Property Type: Terraced House

Bedrooms: 3

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: C

- Charming Mid Terraced Period Home
- Three Double Bedrooms
- Excellently Presented Throughout
- Loft Conversion With Juliett Balcony & En-Suite
- Contemporary Family Bathroom Suite
- Dual Aspect Living/Dining Room
- A Wealth Of Characterful Features Throughout
- West Facing Rear Garden
- Town Centre Location
- Close To Shops, Amenities & Mainline Train Station

We are delighted to offer for sale this rarely available and charming mid terraced period home, situated in a highly sought after town centre location close to local shops, amenities, seafront and mainline train station. The house boasts three double bedrooms, two open plan reception rooms, fitted kitchen, contemporary family bathroom suite, an en-suite in the loft conversion, a west facing rear garden and a deep wealth of characterful features throughout.





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Internal The covered front door opens into a welcoming entrance hall that leads to the ground-floor accommodation, with stairs rising to the first floor and a convenient area for coats and shoes. At the front of the property sits the bay-fronted living room, a generous 13'9" x 10'3". A striking fireplace with a log burner forms the centrepiece, creating both an attractive focal point and a cosy retreat during the colder months. The adjoining dining room enjoys west-facing views over the garden and comfortably accommodates a family-sized table. The open connection between the two reception rooms allows them to function either as one flowing space or as separate areas, with natural light from both the east and west. Positioned at the rear is the kitchen, fitted with white Shaker-style wall and base units and provisions for necessary appliances. The first floor hosts two double bedrooms and a bathroom. The larger bedroom, measuring 12'0" x 11'9", sits at the front of the house and features newly installed wardrobes, an exposed brick chimney breast, and a log burner. The family bathroom includes a bath with overhead shower, toilet, and basin. The second floor is dedicated to the main bedroom, offering dual-aspect views to the east and west, as well as a rare west-facing Juliette balcony. Its en-suite is fitted with a shower, toilet, and basin. Charming period details feature throughout, including exposed floorboards, dado rails, multiple log burners, brickwork accents, and Shaker-style built-in cabinetry.



External The front of this stunning home features a walled garden laid with shingle, complemented by a Victorian-style black-and-red tiled pathway leading to the front door. The rear garden has been thoughtfully designed for low-maintenance living, with a raised decked area providing the perfect spot for an outdoor table and chairs to enjoy the afternoon sun. At the far end of the garden, a variety of mature trees and shrubs create a beautifully secluded space.

Situated Set within one of Worthing's most prestigious and desirable postcodes, this outstanding home boasts a prime central location, less than 800 metres from the seafront and 400 metres from the vibrant town centre. You'll be ideally positioned to enjoy the very best the area has to offer, from acclaimed restaurants and cosy cafés to a range of independent shops, all just a short walk away. For those with an active lifestyle, the award-winning Splashpoint Leisure Centre is close by, featuring top-class facilities including two swimming pools, a luxury spa, and a fully equipped gym. Families will also appreciate the nearby green spaces and the delightful sea-themed children's playground located next to the leisure centre. Commuters will find excellent transport links, with Worthing's mainline station within easy reach. Regular and fast services run along the south coast and directly into London, making this a truly convenient and well-connected place to call home.

Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	60	
(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 our 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.