



Downview Road, Worthing, BN11

£850,000



Property Type: Semi Detached House

Bedrooms: 4

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: E

- Well Presented Refurbished Semi Detached House
- Four Double Bedrooms
- Open Plan Kitchen/ Breakfast/ Living Space
- Separate Lounge With Log Burner
- Ground Floor WC & Ground Floor Utility Room
- Ground Floor Study
- Modern Family Bathroom & En Suite Shower Room
- West Facing Rear Garden
- Ample Off Road Parking
- West Worthing Railway Station Closeby

We are delighted to bring to the market this beautifully presented 1930s Arts & Crafts semi-detached home. The property has been thoughtfully refurbished throughout and offers a superb open-plan kitchen/breakfast room with living space, alongside a separate lounge, ground floor study, utility room and WC. To the first floor are four generous double bedrooms, a family bathroom and an en-suite shower room. Externally, the property benefits from a west-facing rear garden and ample off-road parking to the front.





INTERNAL

The front door opens into a spacious entrance hall, providing access to the separate lounge positioned to the front of the property and a door leading through to the impressive open-plan kitchen/breakfast/living area. The kitchen is well appointed with a range of fitted units and features an eye-level double oven, induction hob with extractor, inset sink with instant hot water tap, and a central island with space for bar stools. Integrated appliances include a full-size fridge, undercounter freezer and dishwasher. The open-plan space comfortably accommodates dining and living furniture, benefits from a feature log burner, and is enhanced by two sets of bi-fold doors opening onto the garden. A door leads through to the utility room, which offers space for a washing machine, tumble dryer and an integrated fridge, with further access to the ground floor WC, a separate study, and a side door providing external access. To the first floor is a spacious landing giving access to all rooms. All four bedrooms are well-proportioned doubles, with bedroom two benefiting from an en-suite shower room featuring underfloor heating, WC, wash hand basin and shower cubicle. The family bathroom is finished to a high standard and includes underfloor heating, a natural stone bath with mixer taps, walk-in shower with glass screen and wash hand basin.

EXTERNAL

To the front there is ample off road parking with gate giving side access. The rear garden is west facing and features a raised recently laid patio with space for outdoor furniture, steps down leading to lawned section and flower bed borders.

SITUATED

The property is conveniently located approximately 0.6 miles from Worthing Town Centre, offering easy access to a wide range of shops, pubs, restaurants and leisure facilities. Worthing seafront promenade is approximately 0.5 miles away, providing pleasant coastal walks. West Worthing railway station, located around 0.5 miles from the property, offers direct links to both London and Brighton. For those who prefer to travel by bus, there is good access to a variety of local routes, including the popular 700 Coastliner service to Brighton. The home is also well positioned for a selection of sought-after primary and secondary schools.





Ground Floor



Floor 1



Approximate total area⁽¹⁾
 1865 ft²
 173.2 m²
 Reduced headroom
 3 ft²
 0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	81
(55-68)	D		
(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.