



## Belvedere Worthing Road, Wick – BN17 6JS

£425,000 Freehold

Charming period home combining character features with a practical modern layout • Over 1,500 sq ft of well balanced accommodation across two floors • South facing garden with outdoor bar area and excellent parking for multiple vehicles • Impressive open plan kitchen, dining and family room with log burner, plus separate lounge • Three generous bedrooms with period fireplaces, built in storage and a well appointed family bathroom





This charming home beautifully combines the character and charm of an older property with the space and layout so many buyers are seeking today. Offering over 1,500 sq ft of well balanced accommodation, the house feels both welcoming and practical from the moment you step inside. The heart of the home is the impressive open plan kitchen, dining and family room. This is a fantastic everyday living and entertaining space, with a log burner adding a cosy and inviting feel, perfect for both family time and hosting guests. Leading from the kitchen is a separate utility room, along with a downstairs WC and shower room, providing excellent practicality. There is also a useful study area, ideal for working from home, and a large conservatory which opens out onto the garden, creating a lovely connection between inside and out. The ground floor also benefits from a separate lounge, making the layout ideal for families who want generous entertaining space while still having a quieter evening room to relax in. Upstairs, all three bedrooms are generous in size, each offering its own individual features. These include period fireplaces in the original part of the house, built in wardrobes, and a particularly attractive main bedroom which forms part of the historic extension. The family bathroom is well appointed, fitted with a bath, walk in shower, WC and basin, offering both style and practicality. Outside, the south facing rear garden is a real highlight. It features an outdoor bar area, storage sheds and ample parking for multiple vehicles. To the front, the current owners have created a charming courtyard style garden. Thanks to the quiet cul de sac to the rear, this has become the main entrance to the home, adding to the sense of privacy and calm.

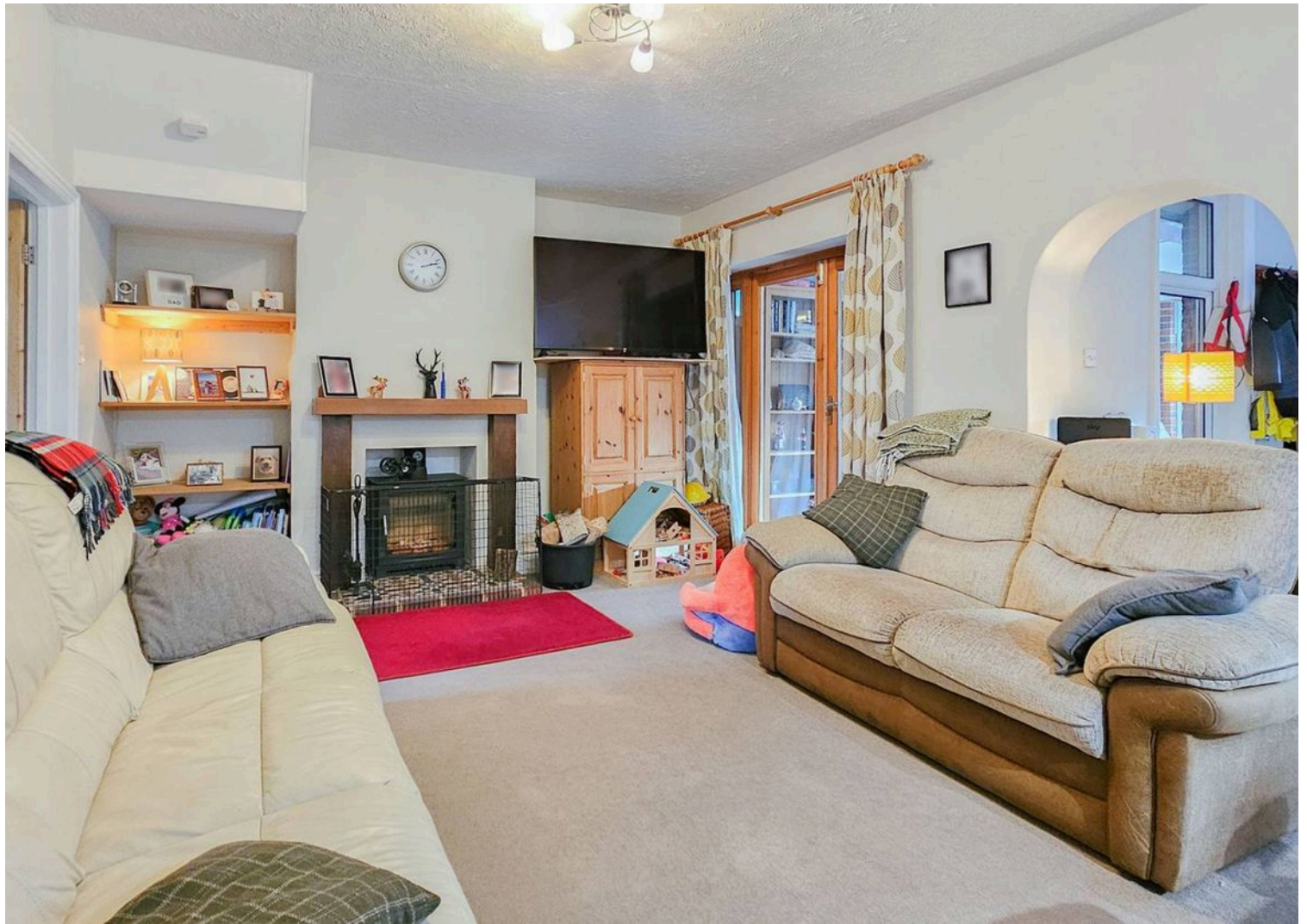
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C









### **Conservatory**

16' 2" x 18' 8" (4.93m x 5.70m)

### **Study**

8' 5" x 9' 4" (2.56m x 2.85m)

### **Kitchen / Family Room**

11' 11" x 27' 1" (3.64m x 8.26m)

### **Utility Room**

4' 9" x 7' 10" (1.45m x 2.38m)

### **Lounge**

11' 5" x 11' 10" (3.47m x 3.60m)

### **Shower Room / WC**

4' 4" x 7' 10" (1.32m x 2.38m)

### **Entrance Hall**

### **Bedroom 1**

11' 10" x 15' 3" (3.61m x 4.66m)

### **Bedroom 2**

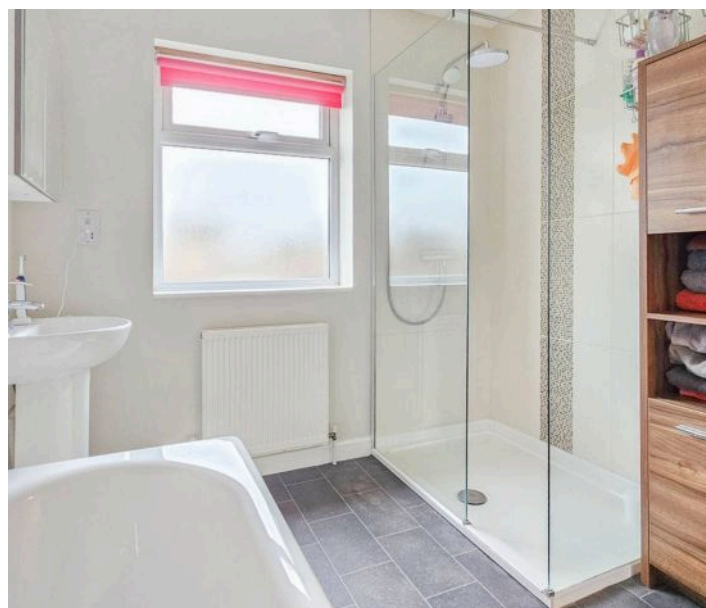
11' 4" x 11' 10" (3.45m x 3.60m)

### **Bedroom 3**

8' 6" x 10' 3" (2.59m x 3.13m)

### **Bathroom**

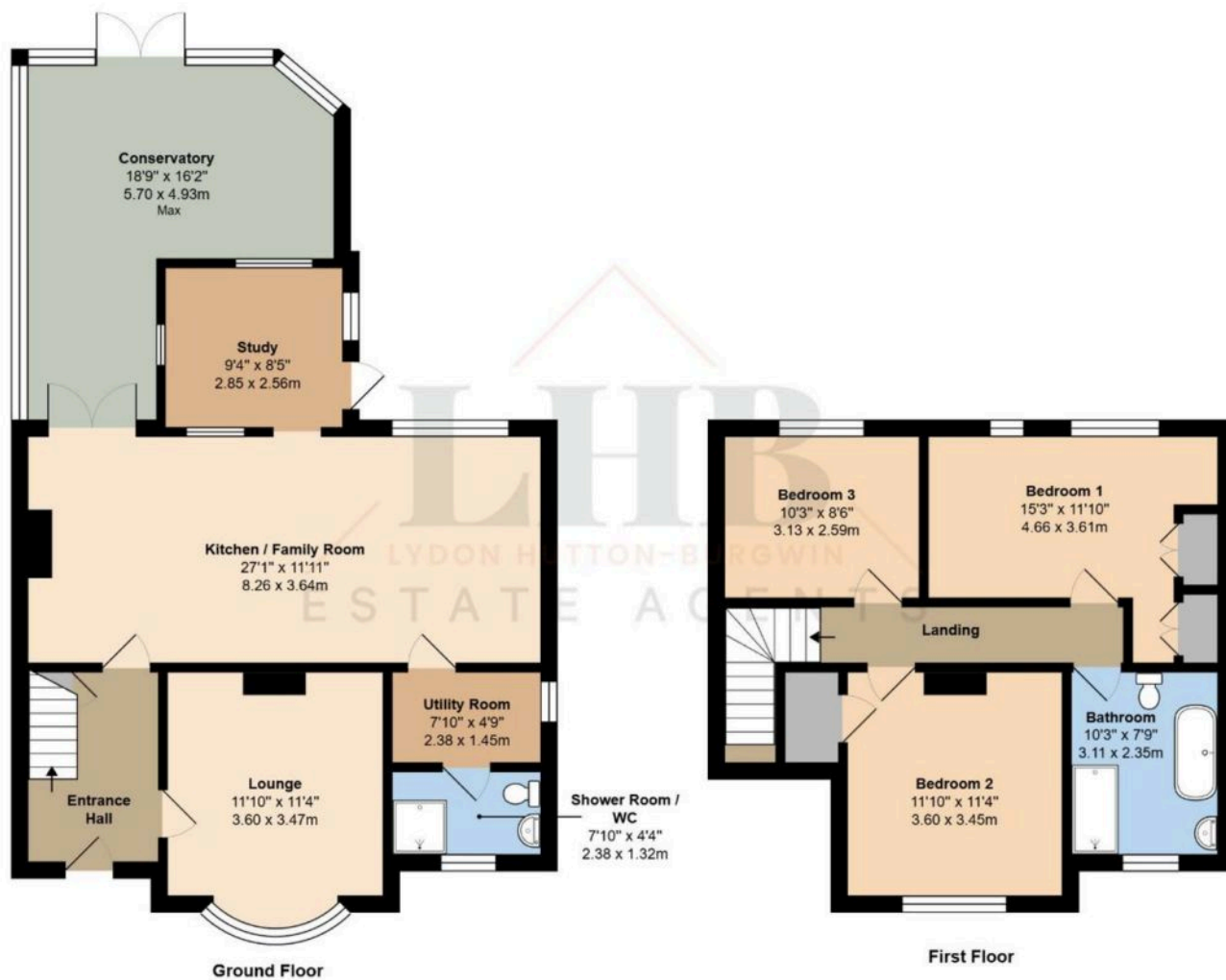
7' 9" x 10' 2" (2.35m x 3.11m)











Total Area: 1519 ft<sup>2</sup> ... 141.1 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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