

Robert  
Luff & Co

Bridge Road, Worthing

Freehold - Asking Price £575,000



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We are delighted to offer this beautifully presented Victorian terraced home, ideally situated in one of central Worthing's most sought after locations. Arranged over three floors and rich in original character, the property combines elegant period features with generous and versatile living space. With a newly installed roof and boiler, a landscaped rear garden, and no ongoing chain, this is a superb opportunity to acquire a stylish and well maintained home in the heart of the town.

## Key Features

- Beautifully presented Victorian terraced home in central Worthing
- Arranged over three floors with generous and versatile accommodation
- Elegant living room with double aspect windows and period detailing
- Separate dining room and additional breakfast room
- Four double bedrooms including top floor principal suite with en suite and dressing room
- Stripped wooden flooring throughout and many original features
- Landscaped enclosed rear garden ideal for relaxing or entertaining
- New roof installed October 2024 and new boiler installed May 2024
- Convenient location close to town centre, transport links, and amenities with no ongoing chain
- Council Tax Band C | EPC Rating C

This charming Victorian home offers beautifully presented accommodation arranged over three floors, with stripped wooden flooring and a wealth of original features enhancing its character.

The stylish entrance hall leads through to a bright living room with double aspect windows, picture rails, and decorative cornicing. There is a separate dining room and a versatile breakfast room, creating flexible spaces for everyday living and entertaining. The well proportioned kitchen provides access to the enclosed rear garden, which has been thoughtfully landscaped to offer an attractive and private outdoor setting.

On the first floor there are three well sized double bedrooms along with a family bathroom. The top floor is dedicated to a spacious principal bedroom with Velux windows, an en suite shower room, and a separate dressing room.

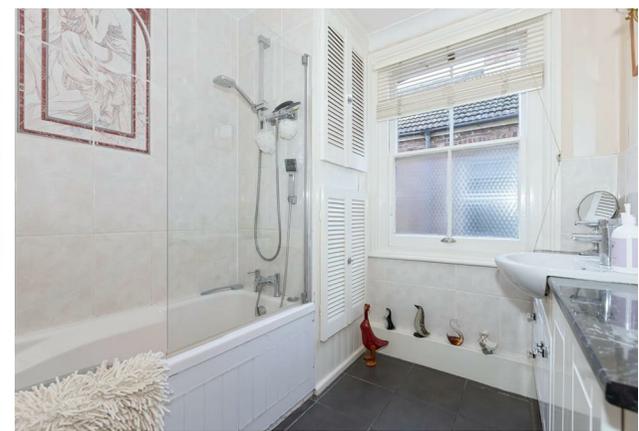
The property further benefits from double glazing, gas fired central heating, a new roof installed in October 2024, and a new boiler fitted in May 2024. Conveniently positioned for the town centre, transport links, and local amenities, the home offers an ideal blend of period charm and modern comfort.



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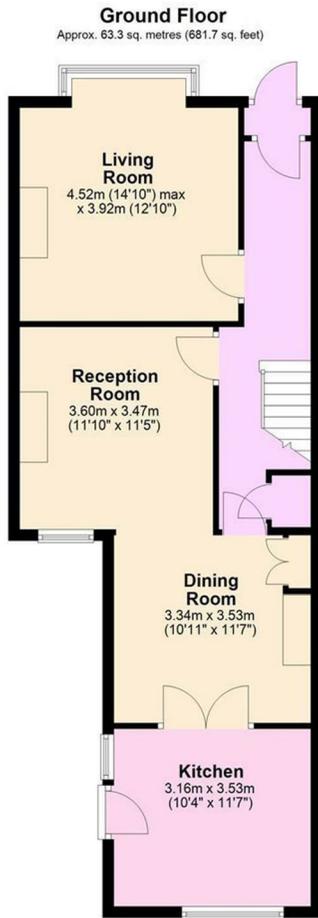


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# Floor Plan Bridge Road



Total area: approx. 153.7 sq. metres (1654.0 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(49-60) <b>C</b>		
(55-68) <b>D</b>			(35-48) <b>D</b>		
(39-54) <b>E</b>			(29-34) <b>E</b>		
(21-38) <b>F</b>			(21-28) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	
		70			81
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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