



33 Park Road, Worthing, BN11 2AS

Offers in excess of £375,000



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A charming and character filled semi detached cottage situated in the heart of Worthing town centre, this delightful home dates back to the 1860s and has been thoughtfully altered and improved over the years while carefully retaining a wealth of original features and period charm.

Upon entering, a welcoming entrance hall leads through to a cosy and inviting lounge, which enjoys morning sunshine. The attractive feature original cast iron fireplace creates a wonderful focal point to the room. Beyond, the spacious dining room provides an excellent area for entertaining and family gatherings, benefiting from a useful under-stairs storage cupboard and an open flow through to the kitchen. The west facing kitchen, at the rear of the property provides access to both the family bathroom and the beautifully maintained rear garden, creating a practical and sociable layout.

To the first floor, the property offers two generous double bedrooms, with reinstated cast iron feature fireplaces continuing the cozy feel throughout the house. Both bedrooms enjoy an abundance of natural light and ample space for a range of bedroom furnishings. The rear bedroom has a walk-in wardrobe.

The accommodation throughout retains a warm and characterful feel, reflecting the property's historic origins while offering comfortable living spaces.

Externally, one of the property's standout features is the stunning mature west facing rear garden, providing a private and tranquil setting to relax and enjoy the afternoon and evening sunshine. Beautifully established with a variety of planting, the garden offers an ideal space for outdoor dining, entertaining, or simply unwinding.

To the rear of the garden is a useful insulated 12ft by 6ft shed/workshop, perfect for storage, hobbies, or those requiring additional workspace.

The attractive front garden comprises mature planting and is enclosed by a charming dwarf flint wall, which enhances the property's kerb appeal complementing its period character.



Entrance hall

Lounge 11'6 x 10'4 (3.51m x 3.15m)

Dining Room 11'6 x 9'10

Kitchen 11'2 x 6'5 (3.40m x 1.96m)

Bathroom 8'2 x 5'2 (2.49m x 1.57m)

W/c

Stairs to first floor

Bedroom 11'6 x 10'4 (3.51m x 3.15m)

Bedroom 11'6 x 9'10 (3.51m x 3.00m)





Floor Plans

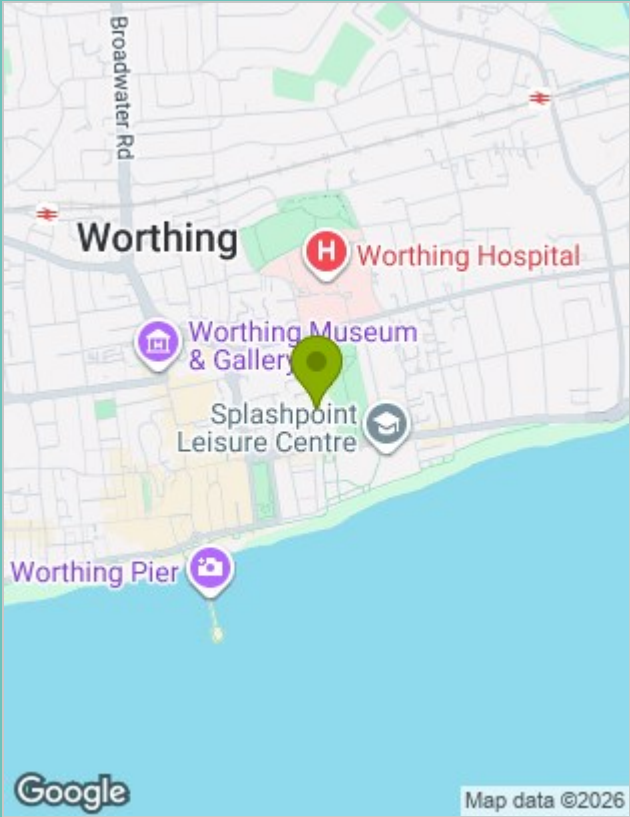


Please contact our Broadwater Office on 01903 958282 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph

