



Harrow Road, Worthing, BN11  
£625,000





**Property Type:** End of Terrace House

**Bedrooms:** 4

**Bathrooms:** 1

**Receptions:** 2

**Tenure:** Freehold

**Council Tax Band:** C

- Edwardian Semi Detached House
- Four Bedrooms
- Modern Kitchen/ Breakfast Room With Utility
- Two Reception Rooms
- Ground Floor WC
- Modern Four Piece Bathroom
- Fully Renovated Throughout
- Landscaped Rear Garden with Covered Seating Area
- Planning Permission For Off Road Parking to Front
- 0.3 Miles From West Worthing Railway Station

We are delighted to present this beautifully renovated Edwardian semi-detached home, offering a perfect blend of period charm and modern living. The accommodation comprises four well proportioned bedrooms, two elegant reception rooms, a contemporary kitchen/breakfast room with adjoining utility area, ground floor WC and a stylish four piece family bathroom. Externally, the property boasts a thoughtfully landscaped rear garden featuring a covered seating area, ideal for outdoor entertaining. To the front, there is potential for off-road parking, with planning permission already granted. Ideally located just 0.3 miles from West Worthing Railway Station, this exceptional home is perfectly positioned for commuters and







## INTERNAL

The front door opens into an entrance porch, which in turn leads through the original internal door into a welcoming entrance hall. From here, there is access to all rooms, with period features evident throughout the property. There are two well-proportioned reception rooms. The first reception room boasts a bay-fronted window, an attractive fireplace surround with a working fireplace, and alcove shelving with built-in storage. The second reception room also features a fireplace, a stained glass window and door, and provides access to the rear garden. The modern fitted kitchen/breakfast room offers a range of wooden work surfaces with cupboards and drawers, space for a gas range style cooker with extractor hood above, an inset dual ceramic sink, and integrated appliances including a fridge/freezer, dishwasher, and wine cooler. Double doors open directly onto the rear garden. There is also access to a utility room which offers space for washing machine and tumble dryer. To the first floor are four good sized bedrooms. The refitted bathroom comprises a walk-in shower with overhead shower, wash hand basin, WC, and bath. Additional storage is available via access to the loft space from the first floor landing.

## EXTERNAL

The front of the property is fully paved and enclosed by a boundary wall. The current owners have obtained approved planning permission for off road parking. The rear garden features solid wood decking, raised timber planted borders with established planting, a garden shed, and a covered seating area. A side return gate provides convenient side access.

## SITUATED

Local shops and amenities are conveniently located on Tarring Road, which also benefits from regular bus services. A selection of nurseries and schools are situated close by. West Worthing railway station is approximately 0.3 miles from the property, providing excellent transport links. Worthing town centre lies around 1 mile away and offers a wide range of shopping facilities, restaurants, pubs, cinemas, theatres and leisure amenities.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	70	79
	EU Directive 2002/91/EC	

Whilst we endeavour to make out 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.