

5 bedroom house for sale (6000 GBP)






Location **South East, West Sussex**
<https://www.freeadsz.co.uk/x-254372-z>

Tenure: Freehold The location of this fantastic Edwardian (circa 1903) family home can't be beaten within walking distance to Worthing town centre, seafront promenade and Worthing mainline railway station. The Property benefits from a wealth of original features including fireplace's, five to six bedrooms, three reception rooms, modern contemporary kitchen with Bosch/Neff appliances, bathroom/wc, separate wc, ground floor shower room, west facing rear garden and private driveway.

PORCH
Glazed outer door leading to enclosed porch with original Edwardian tiling on floor and walls, and partially glazed main front door with leaded lights surround.

ENTRANCE HALLWAY
Wide and spacious hallway, high ceilings with original coving, and large frosted glass window looking out to side of house. Doors leading off to three reception rooms and a downstairs shower room. Central heating. Wide staircase with original bannisters. New lighting throughout.
GROUND FLOOR SHOWER ROOM 2.29m (7'6) x 1.22m (4')
New fitted shower room, with slate tiled floor and walls. Double-glazed window, extractor fan. New shower cubicle with Mira electric shower; low level toilet and cistern, wall-mounted basin and chrome heated towel rail.
DINING ROOM 5.23m (17'2) x 3.89m (12'9)

Double-glazed bay window overlooking the front, radiator and original feature fireplace and ceiling coving. Original tiled floor and painted leaded door with glass box.
KITCHEN 5.23m (17'2) x 3.89m (12'9)
Double-glazed window overlooking the rear garden, double-glazed French doors to the rear garden. New fitted kitchen including Westwood worktop with curved glass drawers, doors and bench painted in French grey. Double porcelain Rangemaster butler sink, inset three zone Neff ceramic induction hob with fitted Bosch extractor fan above, and two Neff single ovens. Integrated Bosch double fridge and space for freezer, washing machine and dishwasher. Porcelain tile flooring, radiator. Halogen LED spot lighting, designer factory-style pendants.
LOUNGE AREA 6.2m (20'4) x 4.57m (15')
Three double-glazed windows overlooking the rear garden, double-glazed French doors to the rear and radiators. Original feature fireplace and original ceiling coving throughout. Recently converted to open-

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plan, to include new kitchen diner. Sanded floorboards. Cable access box.
EXTRA RECEPTION ROOM/BEDROOM 4.95m (16'3) x 3.76m (12'4)
Double-glazed bay window overlooking the front, radiator, pedestal wash basin sink unit and ceiling coving. TV aerial socket.
FIRST FLOOR LANDING
Wide landing, leading to bedrooms and bath. High ceilings, coving and loft hatch.
MASTER BEDROOM 5.23m (17'2) x 3.89m (12'9)
Double-glazed bay window overlooking the front, radiator and ceiling coving. Radiator. TV socket.
BEDROOM TWO 4.19m (13'9) x 3.76m (12'4)
Double-glazed bay window overlooking the front, pedestal wash basin and radiator. BEDROOM THREE 3.66m (12') x 3.68m (12'1)
Double-glazed window overlooking the rear, radiator and ceiling coving. BEDROOM FOUR 3.61m (11'10) x 3.38m (11'1)
Two double-glazed windows overlooking the rear, laminate flooring and radiator. BEDROOM FIVE 3.71m (12'2) x 2.69m (8'10)
Double-glazed window overlooking the rear and radiator. BATHROOM/WC 3.2m (10'6) x 1.83m (6')
Double-glazed windows overlooking the side and front, radiator and pedestal wash basin. Bath with tiled surround and low level W.C. Airing cupboard, containing new Worcester Bosch Greenstar combi boiler (fitted 2014). SEPERATE/WC 1.88m (6'2) x .84m (2'9)
Double-glazed window overlooking the side and low level W.C. REAR GARDEN
Large L-shaped, enclosed, paved patio with Edwardian brick-built pond. Side gate to the front and high-walled boundaries. DRIVEWAY
Room for at least two