

PEAR
PROPERTIES

Park Road, Worthing

Worthing

Guide Price £800,000



Park Road

Worthing

Chain free five bed Victorian semi in central Worthing. Extended kitchen, large south facing garden, off road parking, two modern bathrooms, master with dressing room. Close to seafront and station.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Beautiful Five Double Bedroom Victorian Semi Detached Home
- Stunning Extended Open Plan Kitchen/Dining/Family Room with Bi-Folding Doors on to Garden
- Separate Living Room with Feature Fireplace
- Master Bedroom with Dressing Room and Jack and Jill En-suite
- Two Modern Bathrooms
- South Facing Rear Garden
- Off Road Parking for Multiple Vehicles
- Chain Free
- Ideal Location in Central Worthing Close to Hospital, Seafront, Town Centre and Train Station
- Please Take a Look At Our Virtual Tour







Living Room
15' 0" x 12' 1" (4.57m x 3.69m)
A characterful living room with feature original fireplace, built in alcove shelving and cupboards, bay window with bespoke shutters.

Entrance Hall
5' 7" x 15' 0" (1.70m x 4.57m)
A welcoming entrance hall with stylish panelled walls, traditional cast iron radiator and herringbone oak flooring which flows throughout all rooms to the ground floor.

Open Plan Modern Kitchen/Living Area
13' 7" x 23' 6" (4.13m x 7.16m)
A stunning open plan kitchen/family room with bi-folding doors to the garden. The kitchen comprises a vast range of shaker style cupboards and drawers with integrated appliances, butler sink, Quartz worktop and feature island with induction hob and extractor. The kitchen area flows through to the dining area.

Dining Room
13' 10" x 10' 3" (4.21m x 3.12m)
The dining room has been beautifully designed to create a real 'outside-in' feel with two sides being floor to ceiling glass enjoying views over the garden and the third wall being feature exposed brick effect.

Bedroom
15' 1" x 12' 4" (4.60m x 3.76m)
A fantastic size double room with feature fireplace, bay window with bespoke shutters.

Master Bedroom
13' 7" x 12' 6" (4.14m x 3.80m)
A fantastic size master bedroom with feature fireplace, window overlooking the garden and doors leading to dressing room.

Dressing Room
6' 8" x 10' 10" (2.03m x 3.31m)
Entered through doors via master bedroom. Also gives access to Jack and Jill bathroom.

Bathroom
6' 8" x 10' 8" (2.02m x 3.24m)
A fabulous Jack and Jill bathroom comprising wet room style shower with waterfall and handheld shower, rolltop copper bath with floor standing tap, his and hers sink unit and WC. Can be accessed from the landing or through the dressing room.

Bedroom
12' 9" x 12' 2" (3.89m x 3.72m)
A good size double bedroom.

Bedroom
13' 7" x 12' 5" (4.14m x 3.79m)
A great size double bedroom.

Bedroom
11' 11" x 10' 9" (3.62m x 3.28m)
A fantastic size double bedroom.

Bathroom
7' 3" x 6' 7" (2.20m x 2.01m)
Stylish bathroom comprising walk in shower cubicle, vanity sink unit, WC and column radiator.

Garden

A fantastic size south facing garden with patio leading on to artificial grass. Enclosed with flint wall and feature batten fencing with plant wall.

OFF STREET

5 Parking Spaces

Driveway providing off road parking for multiple vehicles.

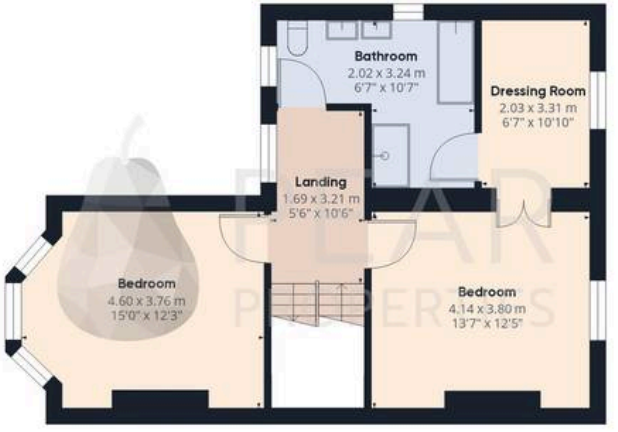








Ground Floor



Floor 1



Floor 2

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Approximate total area(1)

174.65 m²

1879.92 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Pear Properties

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