



HARROW ROAD, WEST SUSSEX, BN11  
**£595,000 FREEHOLD**

**Winkworth**





## HARROW ROAD, WEST SUSSEX, BN11

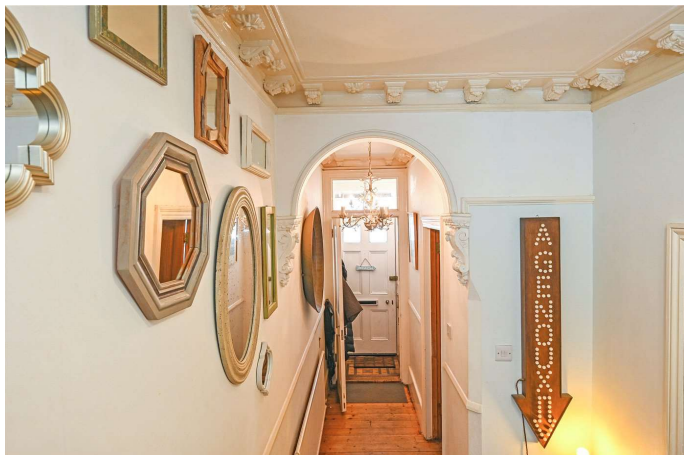
Winkworth Worthing is excited to bring this fantastic example of this most sought-after family property. A spacious Victorian three-bedroom mid-terrace home with a fabulous rear garden and off-street parking. Full of its original period features including but not limited to, high ceilings punctuated with ornate cornices, picture rails, plaster mouldings and ceiling roses, fireplaces, stripped floorboards and doors.

From the moment you enter the front door, you are greeted with everything you love and admire in Victoriana, the tall ceilings, stripped wood floors and doors, plaster mouldings, and ceiling roses perfectly dressed with crystal chandeliers which continue throughout. The sitting room offers a beautiful traditional calm light-filled room with a large working real fireplace place as its main focal point. The adjoining Study refreshingly remains a separate room which could lend itself as a spare bedroom, playroom, office or snug to get away and chill. At the end of the hall, there is the all-important downstairs loo tucked under the stairs. The kitchen then opens to a generous 22'3 x 10'4 ft room. Your eye is naturally drawn through to the west facing French doors to the garden. The space has been divided by a dining area with wooden flooring which steps down to the tiled kitchen area. Once again you can find traditional features to include a ceramic sink, a very fitting Rangemaster oven and cabinetry in an equally well-suited style. The overall feel is of a warm, bright space, a real social area, the hub of the home.

On the first floor are three double bedrooms, as with most Victorian homes with the principal bedroom to the front being the whole width of the house. Fantastically spacious and bright with a large bay window and plenty of storage. Once again, all the character features continue upstairs. The other two bedrooms offer plenty of space and original fireplaces. The upper landing is access to the loft and an original linen cupboard. The design-led and beautifully appointed bathroom would not look out of place as a feature in a fashionable glossy home and interior magazine. Classic traditional modern white suite including a freestanding bath and a separate walk-in shower superbly finished with chandelier, metro tiles and column radiator.

Externally this property has block-paved off-road parking to the front. To the rear is a surprisingly larger garden than the usual courtyard style, being west facing it's the favoured aspect for evening sun. Immediate to the rear is a paved patio and side return, perfect for alfresco dining and barbeques. Beyond is a well-kept level lawn bordered by high hedges providing privacy and security.

Harrow Road is south of the railway between Worthing's main and West Worthing Stations with services to Brighton and London. There are a host of restaurants, shops and supermarkets within walking distance. To the south, you can walk to the seafront promenade in under 20 minutes and main shopping facilities including Marks and Spencer's and Waitrose.

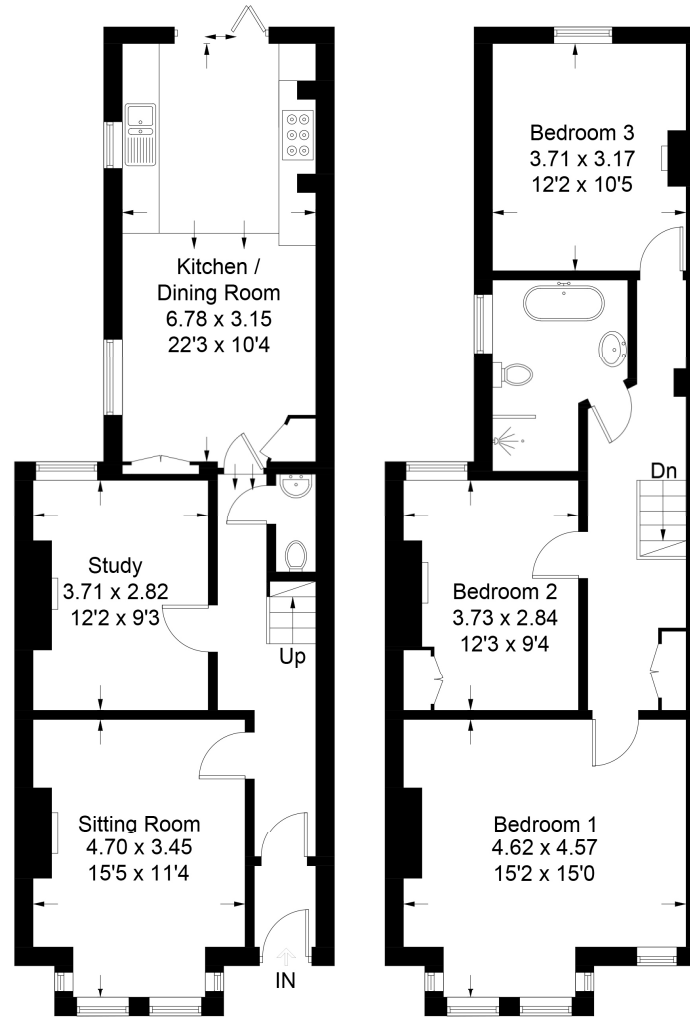






# 27, Harrow Road, BN11 4RB

Approximate Gross Internal Area = 118.7 sq m / 1278 sq ft



**Ground Floor**

**First Floor**

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2023.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Worthing | 01903 216219 | worthing@winkworth.co.uk

winkworth.co.uk

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