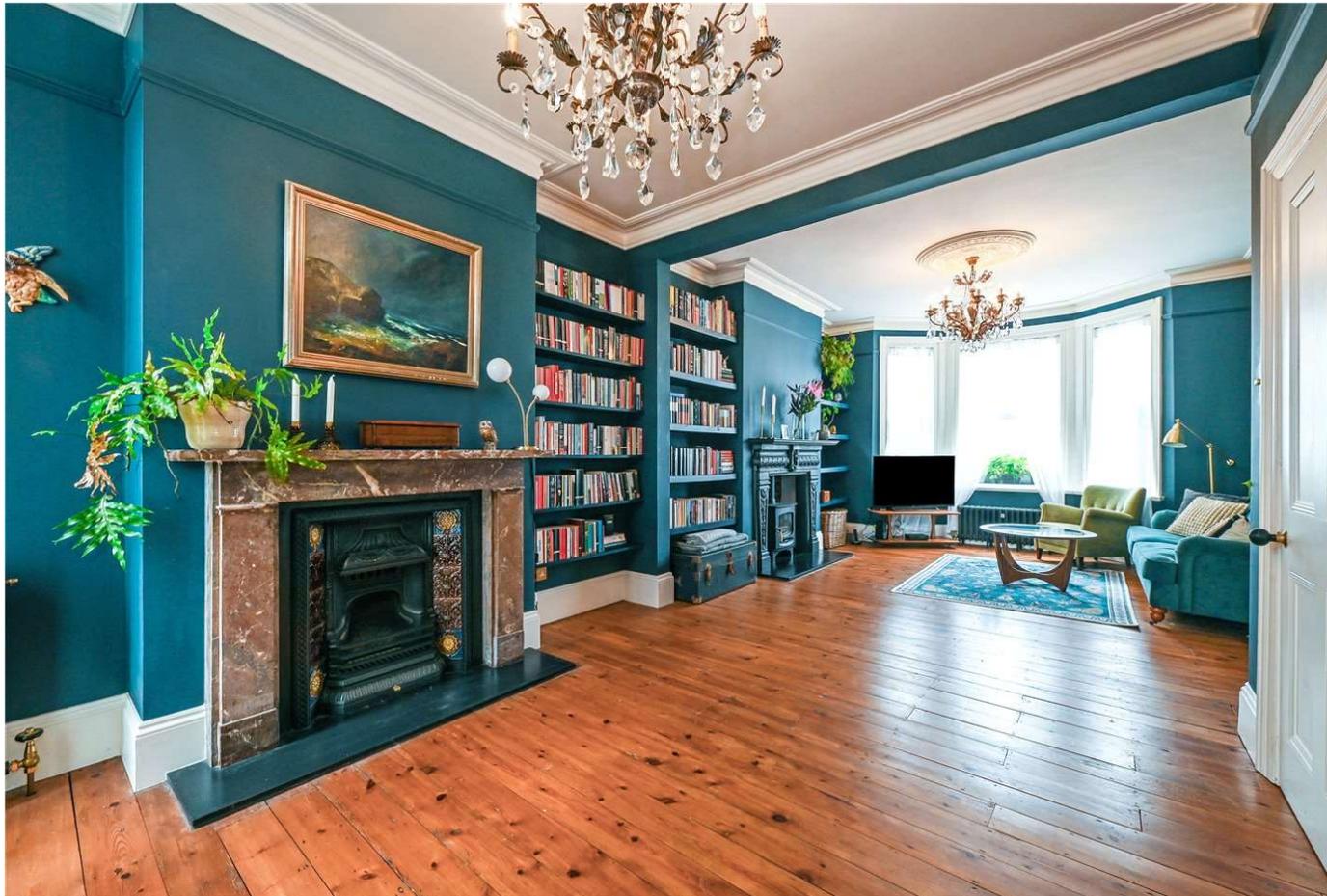




NAVARINO ROAD, WEST SUSSEX, BN11  
**£725,000 FREEHOLD**

**Winkworth**



## NAVARINO ROAD, WEST SUSSEX, BN11

Winkworth presents this handsome Edwardian house with a crisp rendered facade just east of town. Substantial in size with tall ceilings this fine home boasts beautiful period features as well as a superb finish. Its west facing garden, parking and front balcony with a sea glimpse will be the icing on the cake for many buyers.

Internally the accommodation is over two light filled floors with further potential for the loft if required. The interiors have been renovated by our vendors with a keen eye for design. Reinstating cornices, sourcing stunning fireplaces and painstakingly restoring floorboards it's been a labour of love.

Our floor plan gives a detailed look at the layout and dimensions. Of note is the reception that has been opened through to create a wonderful family space with bespoke bookshelves to the chimney nooks. A warming wood burner has been installed framed by a stunning surround and hearth. The kitchen has a modern range of cabinetry incorporating wall and base units with space for appliances. There is room for the family to dine in the breakfast area and to the rear are doors out to the garden and a utility room to the side.

On the first floor are four bedrooms. The two rearmost are a good-sized double with a bare brick feature wall and a single that makes a great study. The principal bedroom is gorgeous and a perfect place to unwind with a deep bay window affording bags of natural light and a glazed door to your personal balcony with sea glimpses. The fourth bedroom is a double. From the lading with an original linen cupboard is the bathroom appointed with a fabulous roll top bath, w,c and basin with metro tiling to the wet areas and lovely shade of pink to the walls.

Externally the walled rear garden is particularly private with privacy fencing and established specimen trees. Colour is in the form of a manageable lawn with planted borders. From the rear of the house and to the side return is decked with enough room for alfresco dining.

Navarino Road is immediately east of the town centre, within a quarter of a mile of the amenities including shops, bars, restaurants, and sporting facilities. The seafront with its pretty promenade is literally at the end of the road as is the coastal road, which provides access to Brighton, Worthing and major road networks to London and Horsham. Worthing Town Railway Station is approximately 1.4 miles level walk with connections to London and beyond.





# Navarino Road, BN11 2NE

Approximate Gross Internal Area = 145.6 sq m / 1567 sq ft



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 Enzo Marketing 2023.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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