



IVY PLACE, WEST SUSSEX, BN11
£460,000 FREEHOLD

Winkworth



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Winkworth Worthing is pleased to offer the opportunity to acquire a fabulous character home situated on a private lane a few moments from the seafront. This is a well-presented period property, clearly cherished and lovingly maintained with a peaceful feel property in this location is rarely available. Ideally positioned for the amenities of town and the beachfront this home would make a superb permanent residence or holiday bolthole.

Our floorplan provides the layout and room dimensions of the cottage. Of note is the feeling of space as you step through the vestibule into the open plan reception room with a warming fireplace to the sitting area and ample room for a large dining table. The kitchen which leads out to the garden has a fantastic array of fitted wall and base units and a large store. A downstairs shower room comprises of a shower, basin and wc.

The first floor has a wonderful double aspect front bedroom with fitted wardrobes to the alcoves. A second double bedroom has rear views, and a spacious family bathroom is fitted with a traditional suite.

Externally there is a pretty cottage style garden to the front gated side access leading to the rear garden which is hard landscaped with fence enclosed borders and established planting.

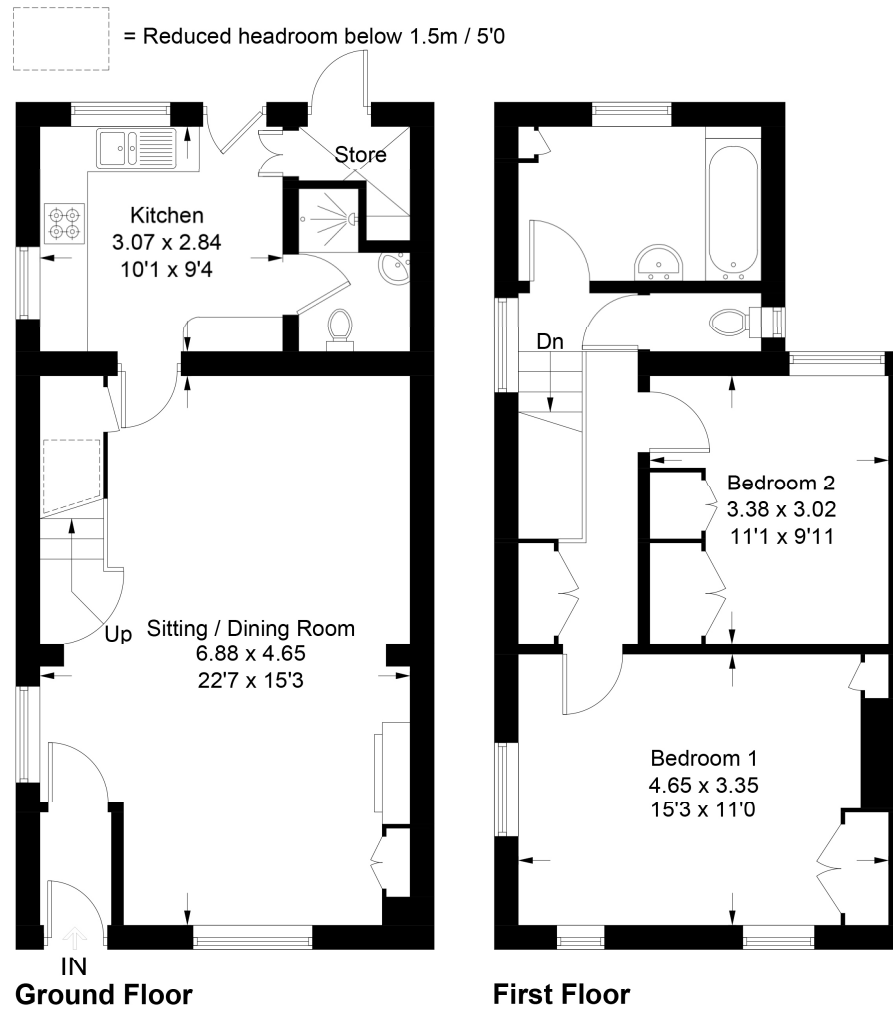
Ivy Place is a little-known street from Rowlands Road being within 400 yards of the seafront and less to local shops. Worthing centre is under half a mile with independent and national retailers, deli's, restaurants, two theatres, cinemas, gyms, supermarkets and of course the pier.





Corner Cottage, Ivy Place, BN11 3LW

Approximate Gross Internal Area = 88.8 sq m / 956 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 Emzo Marketing 2021.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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