



Christchurch Road, Worthing, West Sussex, BN11 1JA

Guide Price £775,000

Winkworth Worthing are delighted to be marketing this well presented three bedroom period family home in a convenient location. Complete with low maintenance rear garden and off road parking.



DESCRIPTION

Winkworth Worthing are delighted to bring to market this well presented period semi-detached family home.

As you step over the threshold you are greeted by an inviting entrance hall. Throughout the ground floor is a wealth of original features and stripped wooden floors. The welcoming front reception room is light and bright with a feature bay window and some beautiful detailed cornicing. From the hall is an additional reception room with working fireplace and bay window. To the rear is an open-plan kitchen/breakfast room with double doors leading to the rear garden. The kitchen is well appointed with a range of wall and base units in a modern shaker style and tiled flooring. Included is a built in dishwasher as well as space for appliances. A convenient cloakroom services this floor.

Upstairs are three good sized double bedrooms. The master boasting an en-suite shower room. The family bathroom offers a freestanding bath, walk-in shower, w.c and wash basin.

Externally the property benefits from a low maintenance rear garden with gated side access leading to a double garage which is currently used for storage but could make an excellent home office or hobbies room. The property offers an enviable driveway providing off road parking for several vehicles.

AT A GLANCE

Entrance Hall

Snug / Reception Room

Three Double Bedrooms

Family Bathroom

Double Garage and Off Road Parking

Living Room

Kitchen Breakfast Room

En-Suite To Master

Rear Garden



LOCATION

Location: Christchurch Road is centrally located within a short distance of Worthing town centre with its many shops, a variety of both chain and independent restaurants and cafes. Worthing mainline station is easily accessible being under half a mile providing access to London, Brighton and West Sussex. The beach and pier are nearby with a long stretch of wide promenade.

36, Christchurch Road, BN11 1JA

Approximate Gross Internal Area = 156.7 sq m / 1687sq ft

Garage = 24.4 sq m / 263 sq ft

Total = 181.1 sq m / 1950 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 2024.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(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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