



BRIGHTON ROAD, BN11
£795,000 SHARE OF FREEHOLD

Winkworth



Uplifting proportions and stunning interiors with influence from TV designer George Clark elevate this two-bedroom duplex apartment.

Sat in the heart of Worthing, this striking home makes a bold statement. A cream-period exterior gives way to creative design-led interiors of superb proportions with tall ceilings. The outlook is equally impressive with direct sea views across seafront lawns providing an ever-changing vista from the private terrace. A secluded south-facing garden is the icing on the cake for this wonderful property.

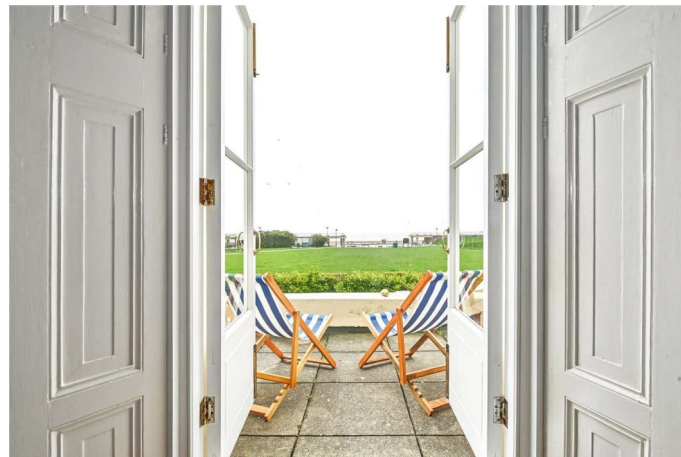
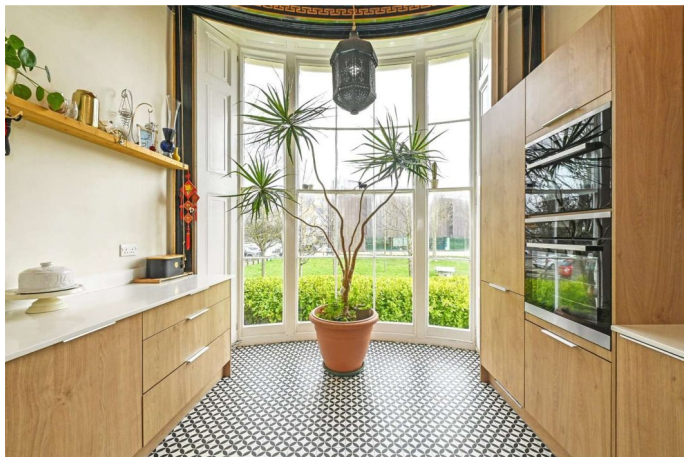
Forming part of one of Worthing's finest Grade II* Regency seafront Villas, 'Beach House' was built in 1820 to designs by John Rebecca and has had notable custodians over the years including royal connections. In more recent times the house was converted into seven apartments. Ours forms part of the upper ground and lower-level sweeping from front to back with the benefit of private parking for two cars.

Our floor plan provides a detailed overview of the apartment layout including room sizes. Of note are the substantial proportions of the reception room with extremely high ceilings with a detailed cornice. The room is bathed in natural light with French doors to the terrace and a deep sash to the front. The room is replete with features including deep skirtings, stripped wood floorboards and a gorgeous fireplace to name a few. The kitchen is beautifully appointed with wall and base units in a contemporary flat front oak finish which includes integrated appliances. The floor-to-ceiling bow window is a unique and impressive feature with views over the neighbouring green.

The lower level is close to 1000sqft with a generous hallway having lots of storage. The principal bedroom is so peaceful with double barrel-vaulted ceilings in white and Moroccan-inspired Tadelakt polished plaster to the walls. The room is bathed in light from south-facing windows overlooking the garden and is super-spacious with interesting nooks for storage. The second bedroom is a large double with a built-in cupboard and bay with windows and a door to the garden. The bathroom is simply awesome, the sheer size will excite many as will the design. A contemporary freestanding bath stands alone within the polished plastered vaulted area with a porthole window. The twin sinks are inset into a custom-made countertop on scaffold pole legs and the W.C is a sleek wall-mounted unit with a hidden cistern.

The separate shower room is appointed with a crisp white suite with detailed ceramic tiling to the floor.

Externally this apartment has not only a large sea-facing terrace but also a fabulous south-facing garden. The space is afforded a good deal of privacy being sunken but getting bags of sunlight and is hard landscaped meaning low maintenance. To the front of the building are two off-street parking spaces which is a real boon given the property's proximity to the seafront and town.



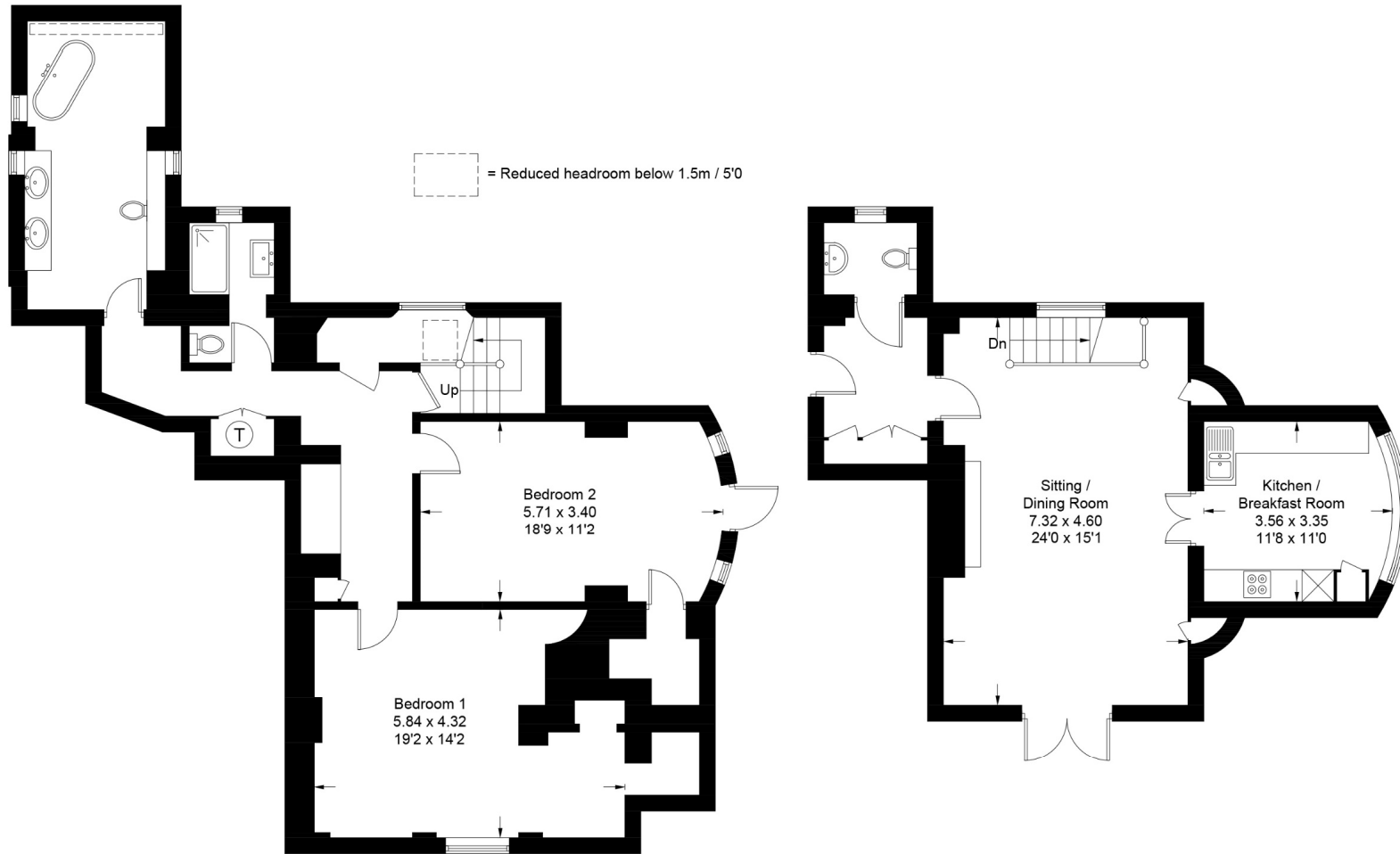


1 Beach House, Brighton Road, BN11 2EJ

Approximate Gross Internal Area = 56.8 sq m / 611 sq ft

Basement = 92.7 sq m / 998 sq ft

Total = 149.5 sq m / 1609 sq ft



Basement

Ground 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 Emzoo Marketing 2023.

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