



TENNYSON ROAD, WEST SUSSEX, BN11  
£895,000 FREEHOLD

**Winkworth**





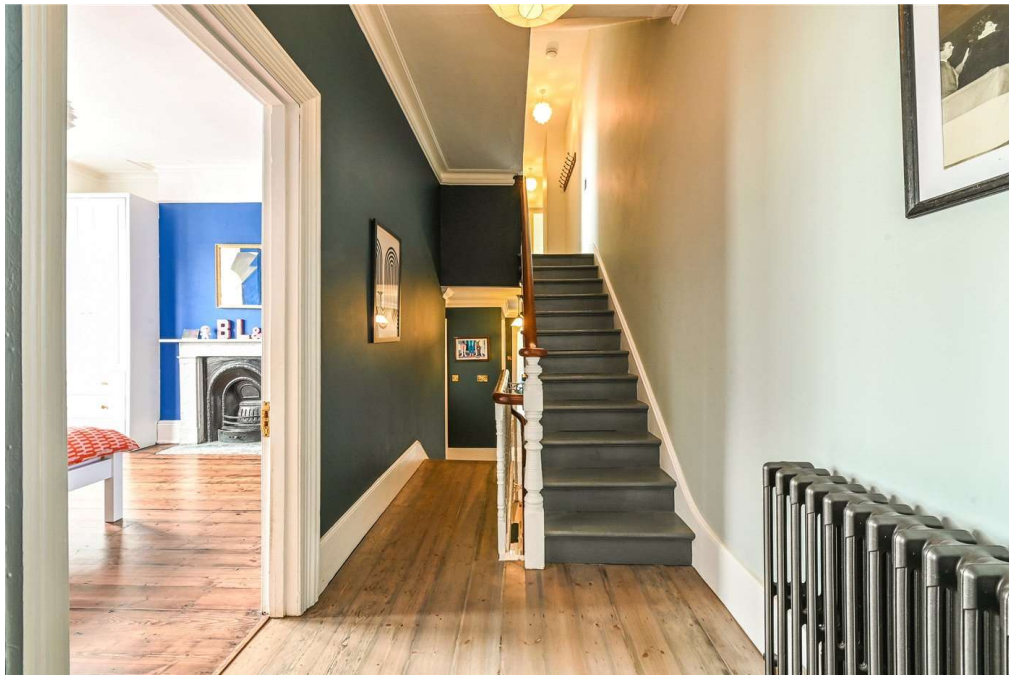
## TENNYSON ROAD, WEST SUSSEX, BN11

Winkworth is excited to offer this larger-than-average Victorian semi-detached family villa located on a popular residential street in central Worthing. The property offers plenty of living space over three floors with five bedrooms, two bathrooms, two reception rooms and a spacious kitchen that opens onto a secluded west-facing garden. The property is well laid out for a family home with three bedrooms on the first floor, the largest of which also benefits from a dressing room with the potential for an en-suite. The second-floor houses two double bedrooms served by a shower room, ideal for keeping some separation from the rest of the house perhaps for teenagers or potential income. The house has retained many of its period details with many of the original fireplaces, sash windows, cornice and deep skirting. The reception and dining room feature wood burners within the fireplaces and the latter is semi-open to the substantial kitchen. At the heart of the home, the kitchen is beautifully appointed with a recently refitted range of cabinetry comprising wall and base units with composite stone worktops. Twin ovens and a wide hob take care of the cooking and the inset sink sits within the island beyond which there is ample room for a dining table. The room is flooded with natural light from the south-facing windows and the gorgeous oversized glass doors with slimline frames which slide and stack to one side. There is also further access to a cellar, ideal for extra storage space. To the front of the house is a gravel driveway with ample parking for 2-3 cars and separate side access with a door into a boot room area with a downstairs cloakroom which has plumbing for a washing machine. A hobby room/study sits at the back with glazed doors to the rear overlooking the garden. Because of the access, this area could be used for someone requiring a consultation room or practice with adjoining facilities.



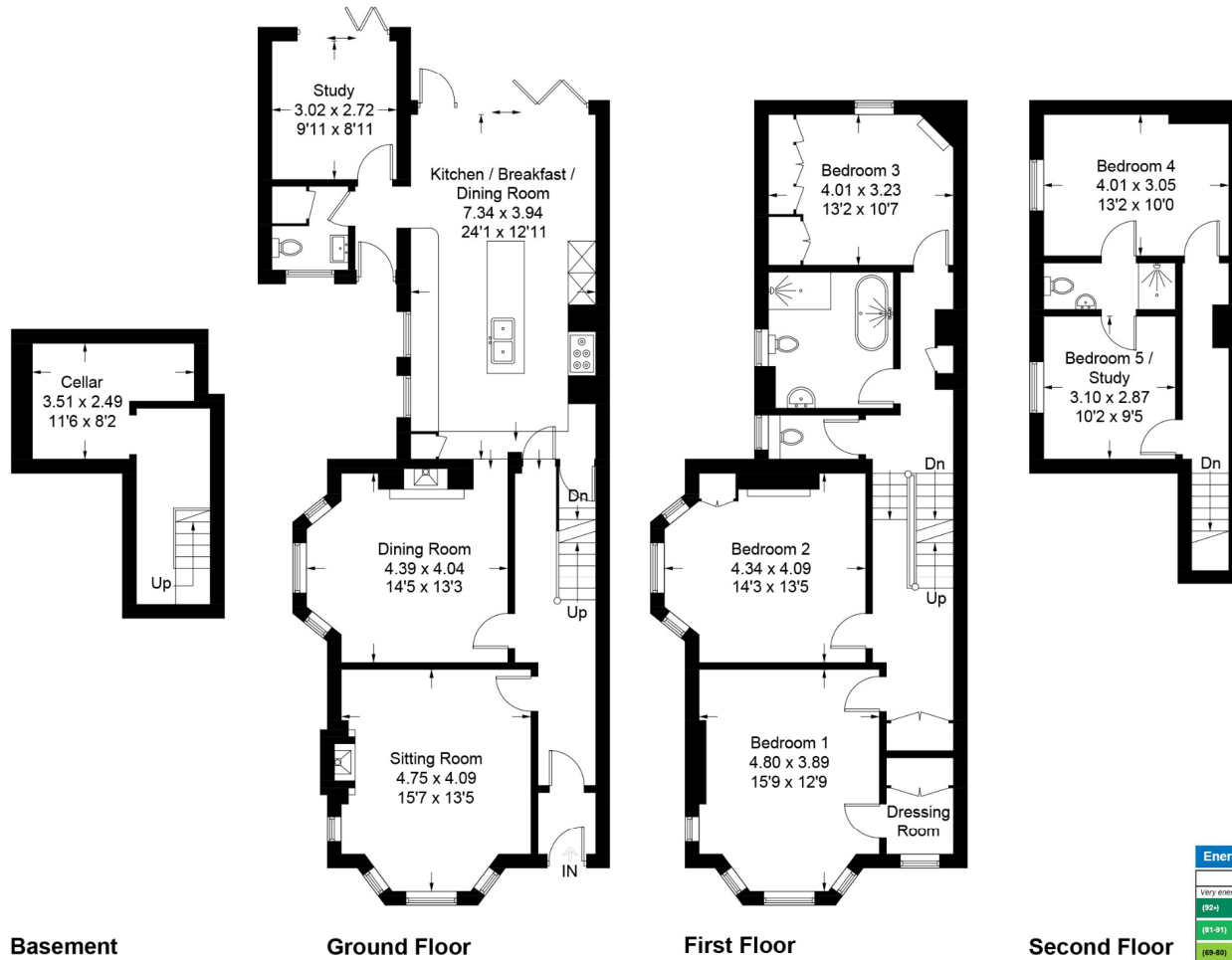
Tennyson Road is around half a mile from Worthing train Station and a quarter of a mile from Worthing seafront. The property is also moments away from the amenities of central Worthing with a plethora of shops and restaurants including independent and chains. The area is well served for the commuter with Worthing mainline station under half a mile giving access to Brighton, Chichester and London and local bus routes. Within the catchment for many good schools including Worthing High, Lady of Sion and Bohunt as well as several children's nurseries.





# 9, Tennyson Road, BN11 4BY

Approximate Gross Internal Area = 207.2 sq m / 2230 sq ft  
 Basement = 14.2 sq m / 153 sq ft  
 Total = 221.4 sq m / 2383 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 Emzoo Marketing 2023.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 78        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E | 52                      |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

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

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

