



WARWICK ROAD, BN11
£550,000 FREEHOLD

Winkworth



WARWICK ROAD, BN11

An attractive double fronted 18th-century cottage in one of the most desirable parts of town admired for pretty period homes just off the seafront.

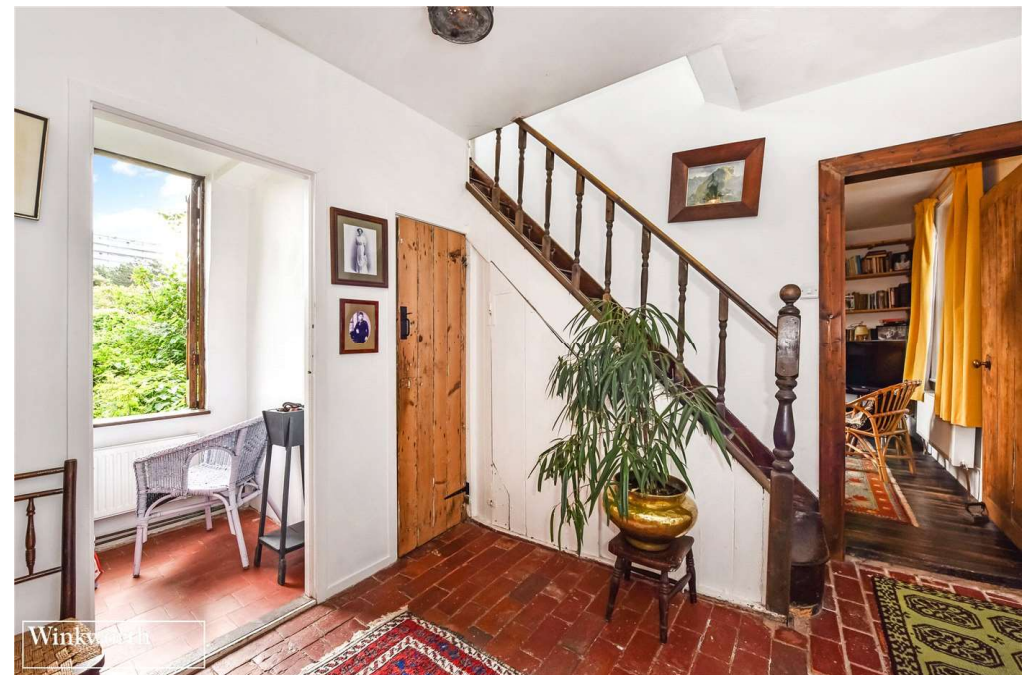
Set on Warwick street behind a walled cottage garden this charming house has a peaceful feel being private from the street and looking over Worthing's Denton Gardens immediately to the rear. Unusually for a house in this location, there is an attached garage.

Internally the light-filled rooms are decorated in a cool shade of white which works well with the original wooden doors and beams along with the stripped floorboards and a gorgeous brick tiled entrance hall. To the ground there is a large dual aspect reception with fireplace, small viewing room with vies to the rear, cloakroom, large dining room, kitchen with a true cottage feel and an attached garage with utility area. To the first floor are two generous bedrooms and a large family bathroom with a roll-top bath and walk-in shower.

Externally the house is set back from the street with a low maintenance cottage garden with an abundance of colour in the planting, that can't help but boost your mood as you walk through the gate.

Located 100m from the beach by Splashpoint you have the sea quite literally at the end of the road as well as the renowned 'Crab Shack' seafood restaurant and slight further 'Coast' cafe. This home would make a fabulous bolthole at the seaside or permanent residence and in our opinion is a must-see.



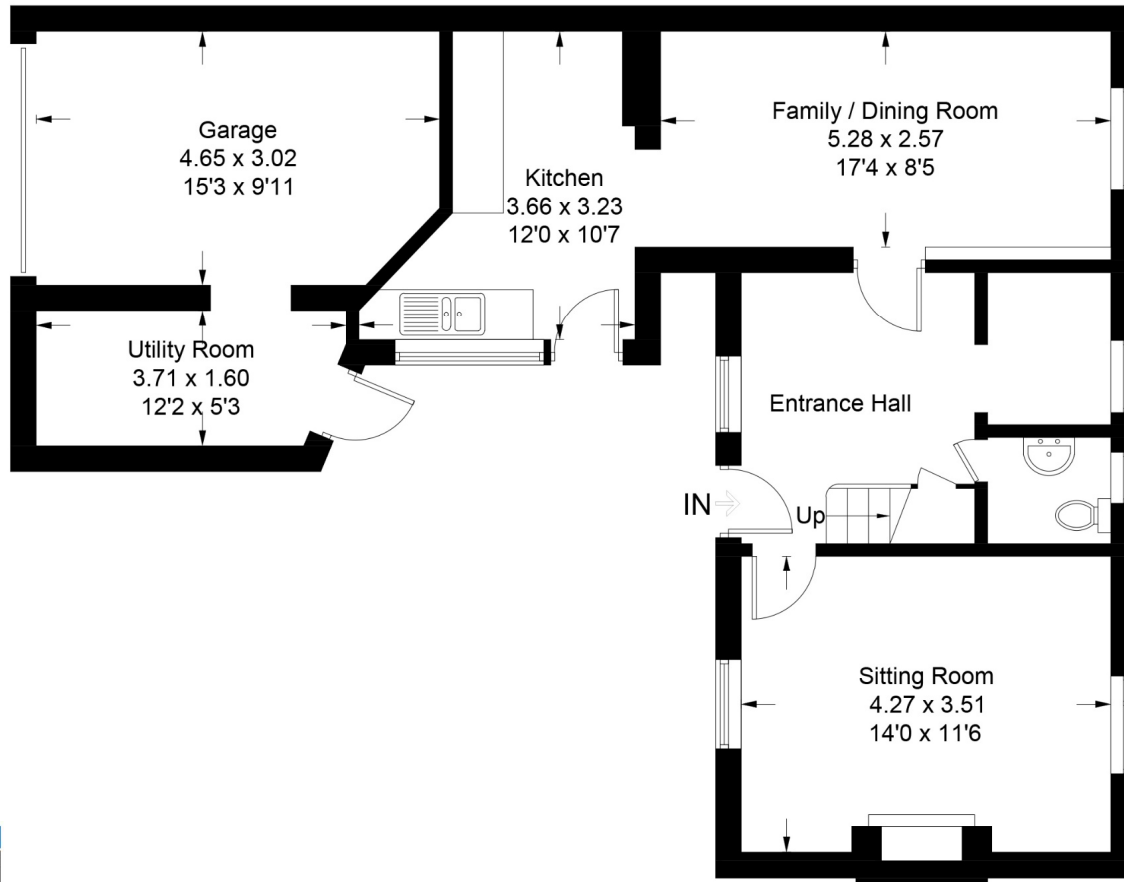


17Warwick Road, Worthing, BN11

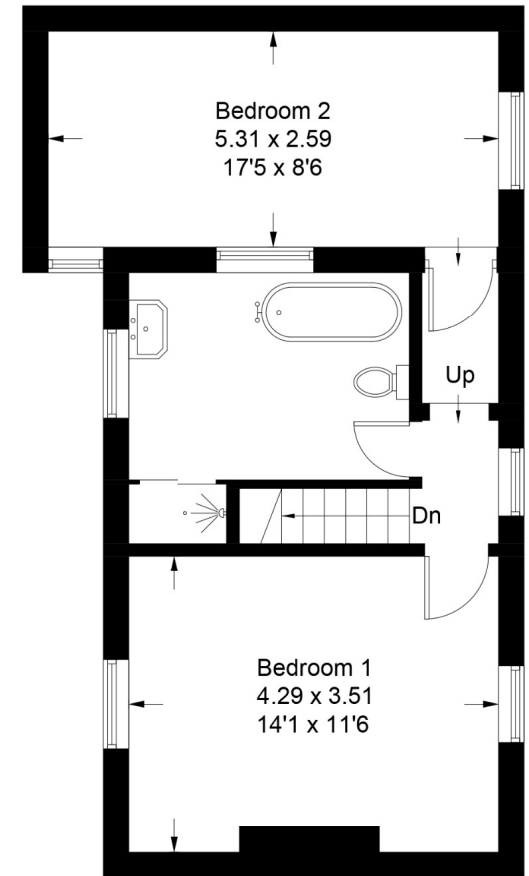
Approximate Gross Internal Area = 99.2 sq m / 1068 sq ft

Garage / Utility Room = 20.6 sq m / 222 sq ft

Total = 119.8 sq m / 1290 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 2021.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		41	76

England, Scotland & Wales EU Directive 2002/91/EC

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