



CHRISTCHURCH ROAD, BN11
£450,000 FREEHOLD

Winkworth

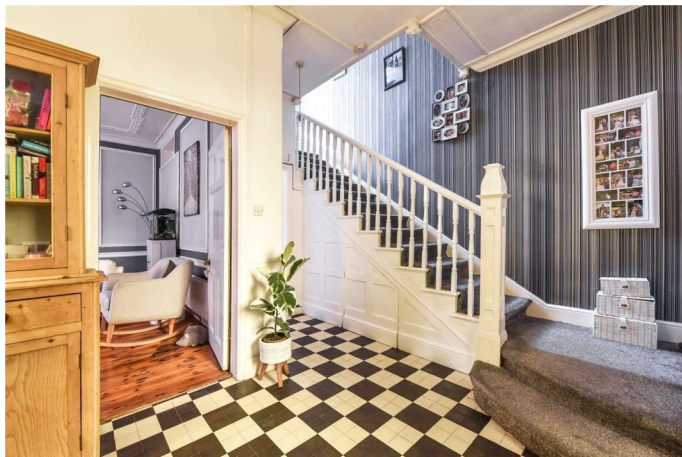


CHRISTCHURCH ROAD, BN11

Winkworth Worthing is excited to offer the opportunity to acquire this truly unique semi-detached house in a highly convenient position within the town. This beautiful property is the major portion of a handsome period villa separated to create a stunning character filled home with spacious interiors.

Christchurch Road is in a highly convenient position for Worthing town centre and the mainline station which is less than 300 yards from this property. Seldom do homes of this nature come to market especially one with such a feeling of space a grandeur afforded by the tall ceilings and fine period details. The benefits of a garden and driveway will add to the appeal with parking at a premium there is ample room for two vehicles.

Our floorplan provides a detailed layout along with room dimensions. Of note is the impressive hallway entered through a vestibule giving a fantastic first impression with its grand staircase rising to the upper floor and doors to the principal rooms. The reception is a wonderfully light room with large sash windows and a glazed door to the private garden. The kitchen is to the rear boasting a comprehensive range of modern wall and base units along with an original larder.



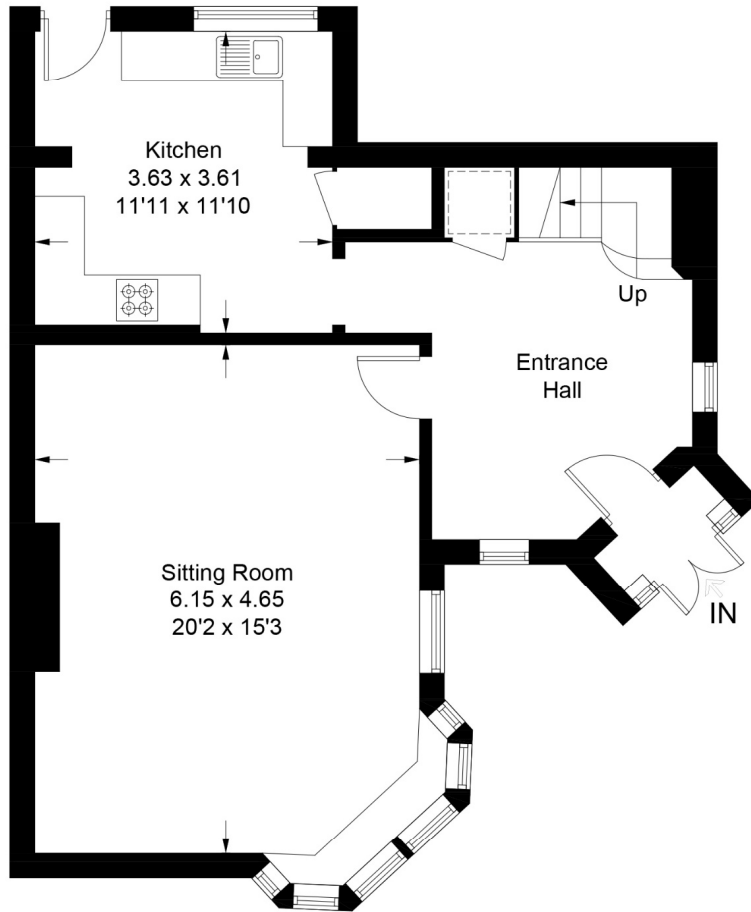
On the first floor are two double bedrooms and a very good sized single. The family bathroom is beautifully appointed with tiled walls and floor and a contemporary white suite incorporating a bath with shower screen w.c and basin. To the rear on the half-landing is a superb sunroom which for us would make an ideal study for those working from home or just an area to chill and read a book.

Externally you have a lovely fence enclosed garden from the reception which is predominantly lawn with a raised deck area with built-in seating and gazebo. To the rear of the property, there is a handy shed for bikes or garden paraphernalia and to the front is a screened driveway with parking.

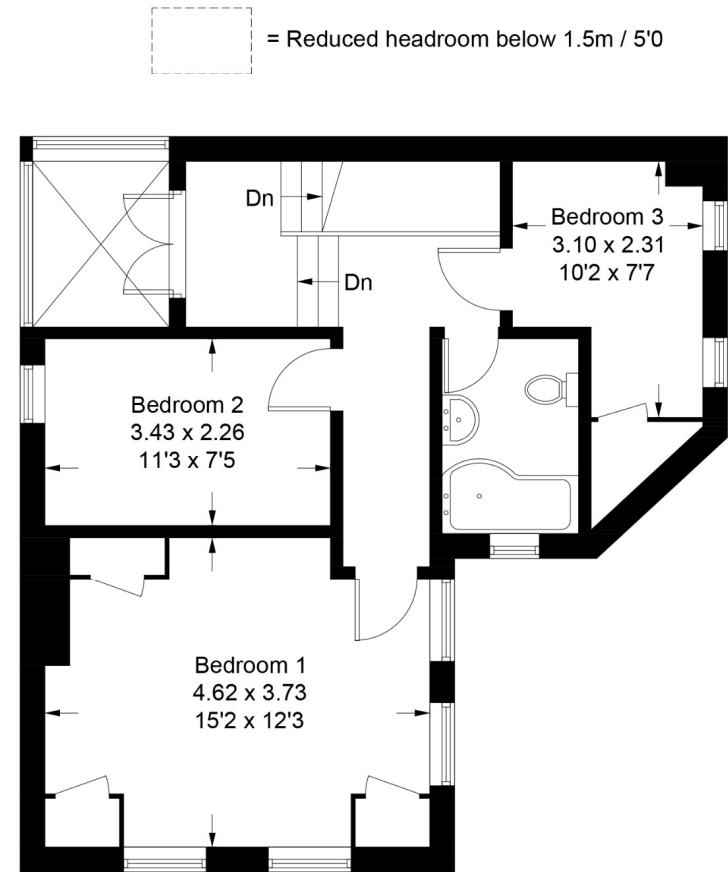


41 Christchurch Road , BN11 1JH

Approximate Gross Internal Area = 113.6 sq m / 1223 sq ft



Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		82
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

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