



SOUTH FARM ROAD, WEST SUSSEX, BN14  
**£600,000 FREEHOLD**

**Winkworth**



## SOUTH FARM ROAD, WEST SUSSEX, BN14

Winkworth Worthing is delighted to offer this fantastic character home in central Worthing conveniently positioned for the vibrant town centre, beach, station and schooling. A beautifully presented home which would be ideal for the commuter being around a 500 yards Worthing mainline with direct links to Brighton and London.

Internally our floor plan provides the layout and room dimensions. Of note are the numerous features that make this house a home with its beautiful fireplace with an inset wood burner in the reception room, stripped wood doors and floorboards in keeping with the Victorian era.

Accommodation is over two light-filled floors. The ground floor has tall ceilings with ornate cornice within the inviting hallway that extends through the bay-fronted reception room which has been opened into one large living space. The kitchen is beautifully appointed with a range of contemporary wall and base units beyond which is a dining area with a feature brick wall and bi-fold doors affording garden views and access. A handy ground floor cloakroom is fitted with a W.C and basin.

On the first floor, there is a good-sized landing with loft access which is substantial and offers the potential for extra accommodation. The three bedrooms are all doubles, the principal being to the front with deep windows allowing lots of light. The family bathroom is fitted with a gorgeous freestanding bath, walk-in shower, W.C and basin and there is an additional cloakroom.



Externally the property is set well back in the plot with a driveway for 1-2 cars with established planting affording privacy. To the rear is a delightful garden accessed from the kitchen and dining room. It's a real oasis of calm being of a substantial size for the era of home with individual areas in which to sit and catch the sun. Immediate to the house is a patio for al-fresco dining and beyond a large lawn and then a raised decked area with gated access to the rear. The garden is planted with specimen trees and established plants to the borders and has a wooden shed for garden paraphernalia.

South Farm Road leads up from Worthing mainline station to Broadwater Green. The town amenities are a short walk away including banks, doctors, a library, bars, restaurants, cinemas, theatre and of course the beach. Within proximity are several schools and local bus routes.

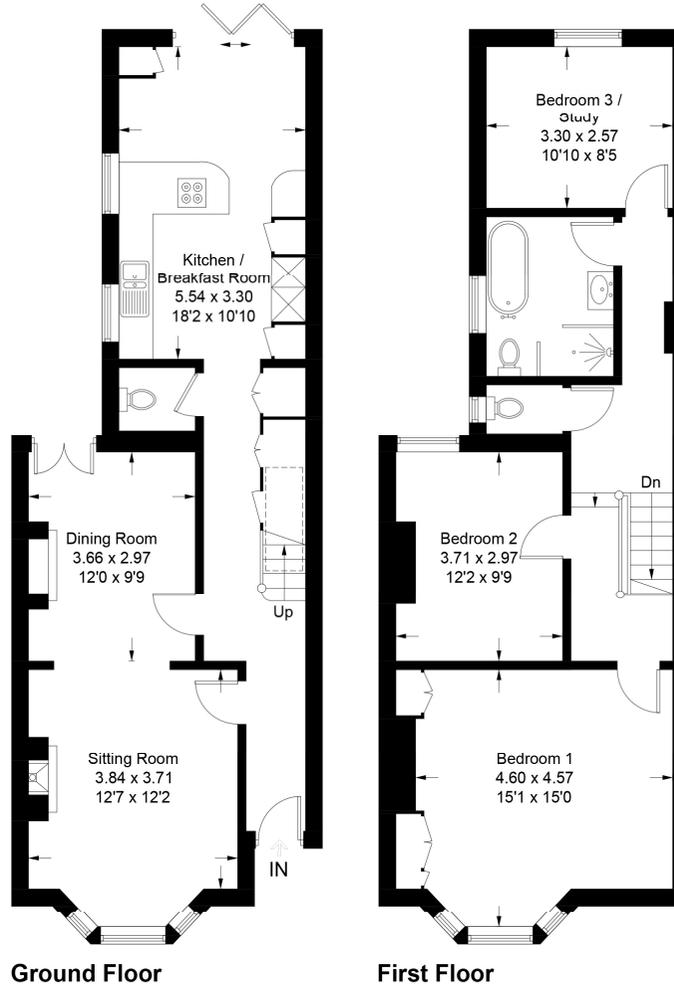


# 108, South Farm Road, BN14 7AP

Approximate Gross Internal Area = 124.2 sq m / 1337 sq ft



 = Reduced headroom below 1.5m / 5'0"



**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 2023.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		<b>84</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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