



ASHDOWN ROAD, WORTHING, WEST SUSSEX, BN11 1DE

Winkworth



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VICTORIAN TERRACE WITH A HOMELY FEEL IN A HIGHLY SOUGHT AFTER PART OF TOWN

WORTHING'S BEST KEPT SECRET. This tastefully refurbished home sits in a little known residential enclave in the heart of Worthing. A tree lined street moments from the mainline station benefitting from the much publicised Lidl and Waitrose 'effect' having both within 500 yards!

Much improved in recent years this handsome Victorian property has the feel of a period home without the foibles. From the redecorated exterior through the impeccable interiors to the new roof this house wants for nothing.

Stepping through the front door you immediately feel like you are home, a period staircase rising to the first floor with storage cupboard below. The bay fronted reception room has been opened up to create a bright living area with a period style fireplace providing a warming focal point.

To the rear is ample room for a dining table or further seating if required and a deep window overlooking the rear garden. The refitted kitchen diner is a pleasant space in which to entertain the family with a range of shaker style wall and base units complimented by gloss 'London brick' tiling and contemporary worktop. There is space for an upright fridge freezer along with plumbing for a washing machine. A west facing picture window provides a garden vista and boosts the natural light along with the side window and glazed door. There is room for a table and chairs making the cooking more sociable.

To the first floor is a wide rear landing which leads to the exquisite bathroom with a four piece suite comprising of a bath, separate walk in shower, w.c and vanity unit mounted basin. Natural stone mosaic tiling to the splash back areas compliments the strip wood floor and the down lighters add a contemporary touch.

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There are two bedrooms with the master being a large bay fronted double with bags of built in storage in the form of a wall of wardrobes. The second bedroom is of a good size and filled with natural light. A study has been created from once was the original bathroom which is a really handy place from which to work or surf the web!

A real feature of this home is the immaculate west facing garden which has been hard landscaped to provide a usable all year round place to relax. The borders are walled and fenced with established planting providing visual stimulation and privacy. A neat garden shed provides room for garden paraphernalia and bikes which can be brought in through the rear gate.

Ashdown Road is in an increasingly popular location being moments from the centre of town but with a calm relaxed vibe. Local shopping is on your doorstep with a number of supermarkets close by along with departments stores, restaurants and coffee shops. Worthing mainline station is approximately 0.2 miles away with direct links to Brighton and London. The seafront is within half a mile with a range of leisure activities.



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TOTAL APPROX. FLOOR PLAN AREA 1040 SQ.FT. (97 SQ.M.)



All measurements walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor zentuvo
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