



ALFRED PLACE, WEST SUSSEX, BN11  
**£475,000 FREEHOLD**

**Winkworth**





## ALFRED PLACE, WEST SUSSEX, BN11

A Regency townhouse reinvented to provide a stunning home for the 21st century.

Alfred Place is thought to have been formed between 1826 and 1843 as Fishermans Cottages. Our property is one of two that are over three floors, believed to have been the dwellings of the Captains of the fishing boats. It is incredibly rare for houses to be offered for sale on this street in this sort of condition. Painstakingly refurbished in recent years with lots of original building methods utilised to make this such a special place.

Swing through the front gate and step across the neat south facing front garden to the front door. Passing over the threshold you are invited into a welcoming entrance hall. You get a real sense here of the standard of finish to follow. The floorboards have been stripped and painted in Farrow and Ball paints, the radiators are cast iron with thermostatic valves and the staircase has been crisply painted. The front reception room boasts a period fireplace with a cast iron insert, eaves storage cupboard and a restored sash window with a southerly aspect. The rear dining room has a continuation of wooden floorboards, two tall storage cupboards to the alcoves, further under stair storage and north facing sash window. Beyond the dining room is a super kitchen which has been physically rebuilt so that there is a taller ceiling from the original buildings. The floor is terracotta tiled with under floor heating which is perfect for those chillier months. The wall and base units are a reclaimed vintage stainless steel affair having solid wood worktops and space for larger appliances. The French doors give access to a secluded patio area to the rear which in turn has gated access.

To the rear of the first floor is a superbly appointed family bathroom with a pitched ceiling housing inset downlights. The suite is modern comprising of a walk in shower enclosure, bath, vanity mounted basin and w.c. Ceramic tiling to the wet areas and vinyl to the floor which again is heated provide a splash of colour and the natural light is compliments of the west facing casement window.

The master bedroom is a funky affair with a boutique hotel feel. Being dual-aspect you get the benefit of light from two large sash windows and an incredible feeling of space. To the front is ample room for the largest of beds and freestanding storage. To the rear is an 'open' en suite with a shower, w.c and basin behind opaque glazed panels.

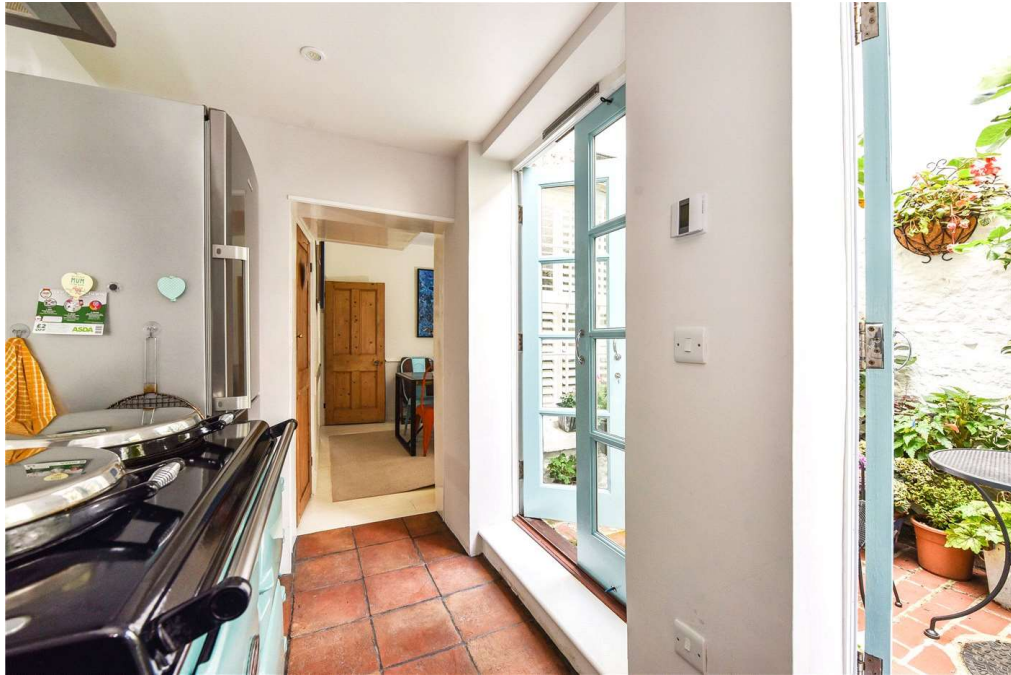
To the second floor are two further double bedrooms presented in a neutral colour palette with period fireplaces and original cupboards.

The house retains a true period feel with delicate little touches of originality throughout. The windows have been entirely refurbished or replaced recently, floors brought back to a wonderful standard, fireplaces retained, and the walls re-plastered using historic techniques. The boiler is modern and the wiring too, the rear of the property has been rebuilt in the original style and the roof replaced. It's not often that a house comes to market that has had so much care and attention lavished on it.

Alfred Place is central to town being very close to Steyne Gardens and the shopping facilities of Warwick Street. Worthing seafront is within 200 yards offering bars, cafes and sporting amenities as well as a superb beach and children's playground. The recently opened Splashpoint is toward the end of the street with the swimming pool and gym close by.

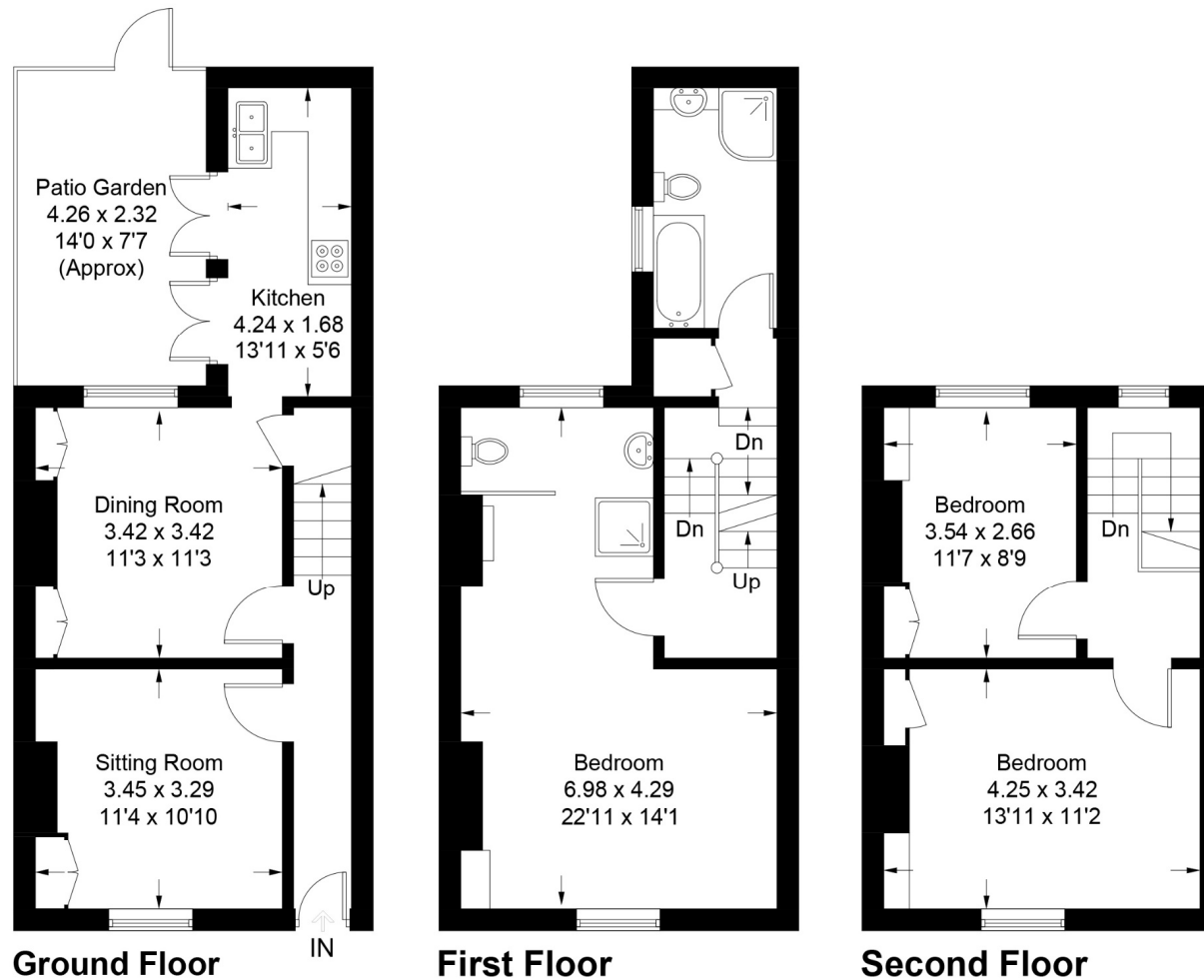






## 23 Alfred Place, Worthing, BN11 3EP

Approximate Gross Internal Area = 105 sq m / 1127 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 Emzo Marketing 2020.

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