



12 Westbrooke | | Worthing | BN11 1RE





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£950,000

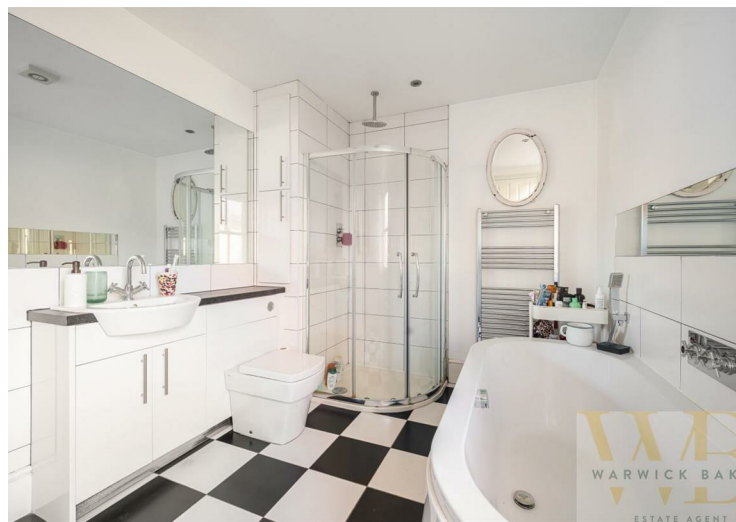
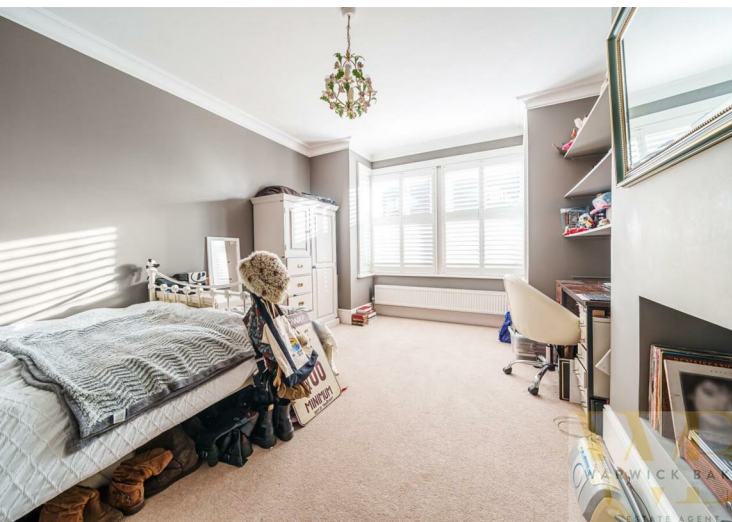
\*\*\* £950,000 \*\*\*

WARWICK BAKER ESTATE AGENTS IS DELIGHTED TO OFFER YOU THE RARE OPPORTUNITY TO PURCHASE A STUNNING AND ELEGANT DETACHED FREEHOLD HOUSE IN WESTBROOKE, WORTHING (RIGHT IN THE TOWN CENTRE).

JUST MINUTES FROM THE SEAFRONT AND THE TRAIN STATION, AND IN A QUIET ONE-WAY ROAD, THIS SUBSTANTIAL PROPERTY HAS SPACIOUS ACCOMMODATION SPREAD OVER THREE FLOORS.

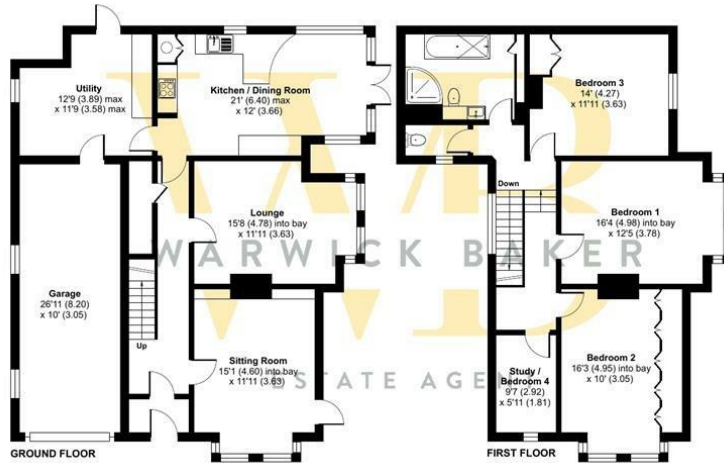
ON THE GROUND FLOOR YOU ARE WELCOMED BY A LARGE HALLWAY, 15'1" X 11'11" LEADING OFF TO A WESTERLY ASPECT LIVING ROOM, 15'9" X 11'11" SOUTHERLY ASPECT DINING ROOM, BRIGHT 21' X 12' TRIPLE ASPECT KITCHEN BREAKFAST ROOM AND UTILITY ROOM.

- DETACHED FREEHOLD EDWARDIAN PROPERTY
- FOUR BEDROOMS (THREE DOUBLE)
- TWO PATIOS
- WORTHING TOWN CENTRE
- ON A QUIET ONE-WAY ROAD
- SYMPATHETIC INTERIOR RESTORATION
- LARGE SURROUNDING PRIVATE GARDEN
- NEAR SEASIDE AND TRAIN STATION
- PRIVATE DRIVE AND GARAGE
- THREE FLOORS

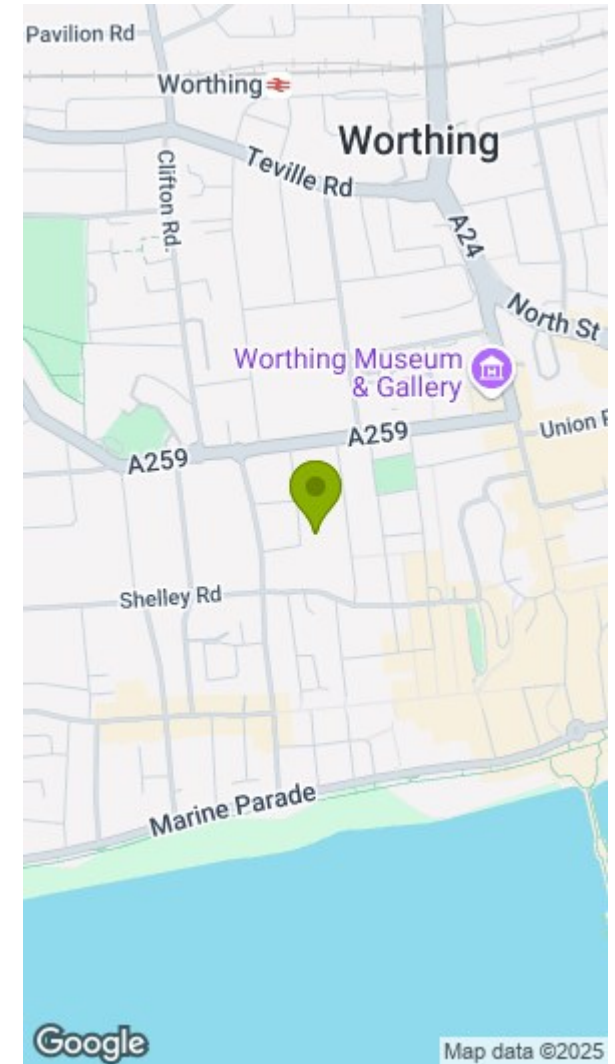


## Westbrooke, Worthing, BN11

Approximate Area = 1794 sq ft / 166.6 sq m  
 Garage = 264 sq ft / 24.5 sq m  
 Total = 2058 sq ft / 191.1 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Warwick Baker Estate Agent Ltd. REF: 1230225



### Disclaimer

- \* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
- \* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- \* All measurements are approximate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) 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		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	