



## Shandon Road, Worthing

Asking Price  
£425,000  
Freehold

- Well-maintained and extended terraced home
- Wealth of original character features
- Superb full-width rear extension
- Roof lantern providing excellent natural light
- Garage accessed via residents' service road
- Highly sought-after Broadwater location
- Beautiful stained-glass windows
- Open-plan kitchen/dining area flowing into cosy lounge
- West-facing rear garden
- Council Tax Band C | EPC Rating D

We are pleased to offer this beautifully maintained and extended three-bedroom terraced home in the highly sought-after Broadwater district of Worthing, blending original character features with stylish open-plan living and a west-facing garden.

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## Accommodation

The property retains a wealth of original features, including attractive stained-glass windows, adding charm and personality throughout.

The ground floor has been extended to create a superb full-width open-plan living space, flowing seamlessly from the kitchen/dining area through to a cosy lounge area. An impressive roof lantern floods the rear extension with natural light, creating a bright and spacious heart of the home. The space opens directly onto the west-facing rear garden, perfect for enjoying afternoon and evening sunshine.

Upstairs, there are three good-sized bedrooms and a generous family bathroom fitted with period-style sanitary ware, including a roll-top bath, in keeping with the home's character.

Externally, the west-facing rear garden provides excellent outdoor space for relaxing and entertaining. A garage, accessed via the residents' service road to the rear, adds further convenience.

Ideally positioned close to local shops, amenities, transport links and the popular Broadwater Green, this is a wonderful opportunity to acquire a character home in one of Worthing's most desirable districts.



# Floorplan



Total area: approx. 108.3 sq. metres (1166.0 sq. feet)

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

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

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.