



4



3



2



D





Key Features

- Four-bedroom Victorian terraced home dating from 1891
- Self-contained one-bedroom annex built in 2002 with private entrance
- Annex permitted for ancillary use, dependent relative accommodation or income generation
- Two spacious reception rooms with large bay windows
- Recently fitted sash-style double-glazed windows and wood-burning stove
- South-facing courtyard garden
- Off-road parking for approximately three to four cars
- Garage with roof lights, electricity and water connected
- Walking distance of Worthing town centre, hospital and railway station
- Council Tax Band D | EPC Rating D

We are pleased to offer this substantial and characterful Victorian terraced home, built in 1891, complemented by a self-contained one-bedroom annex, private parking, garage and south-facing courtyard garden. Conveniently positioned for Homefield Park, Worthing town centre, Worthing Hospital and Worthing railway station, the property combines attractive period features with a number of thoughtful modern improvements, while offering versatile accommodation suited to a variety of family and lifestyle requirements.

This attractive Victorian terraced home, built in 1891, offers well-proportioned accommodation arranged over two floors, together with a separately accessed self-contained annex built in 2002, providing excellent versatility.

The main house features two generous reception rooms, both with large bay windows allowing plenty of natural light. The principal sitting room has a newly installed wood-burning stove, while the second reception room provides flexible space for dining, family use or working from home.

Upstairs are three well-sized bedrooms and a recently refitted family bathroom. The property retains much of its period character while benefiting from modern improvements, including recently fitted sash-style double-glazed windows by Sussex Windows. A pull-down ladder provides access to a large insulated and partially boarded loft space, offering excellent storage and potential for conversion to provide further living accommodation, subject to the necessary planning permission and consents.

A particular feature is the self-contained annex, independently accessed and comprising a lounge, kitchen, bedroom and en-suite shower room. The annex currently has planning permission allowing it to be used ancillary to the main house, as accommodation for a dependent relative or as an income-generating unit, providing considerable flexibility for future owners. The original architectural plans for the annex also included a roof terrace, although this was not completed during construction. The plans indicate that the roof construction may offer potential for a roof terrace to be added retrospectively, subject to the necessary planning permission and consents.

Outside, there is a manageable south-facing rear courtyard garden, off-road parking for approximately three to four vehicles and a pitched-roof garage with roof lights, electricity and water connected, providing useful storage or potential workshop space.

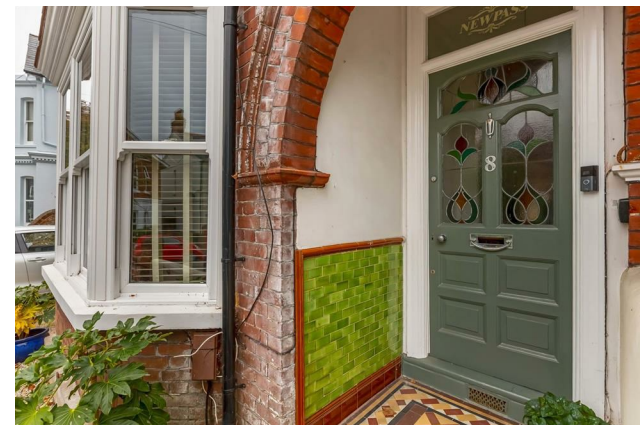
Homefield Park is close by, with its tennis courts and recreational facilities, while Worthing town centre, Worthing Hospital and Worthing railway station are within walking distance. Waitrose, the seafront, shops, cafés, restaurants and other amenities are all within easy reach. Combining period character, flexible accommodation and the considerable benefit of a self-contained annex, this appealing home offers excellent versatility for a variety of buyers.



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co

Annex

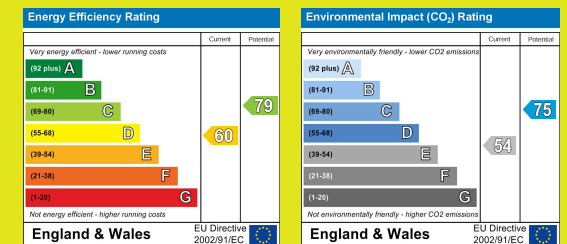


robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co

Floor Plan Tower Road



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.

robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

01903 331247 | info@robertluff.co.uk

Robert
Luff & Co