



## Bath Road, Worthing



Offers In Excess Of  
£700,000  
Freehold

- Edwardian Family Home
- Six Double Bedrooms
- Character Throughout
- Formal Dining Room
- Spacious Kitchen/Breakfast Room
- Downstairs Bathroom
- Two Detached Garages
- EPC Rating - E
- Yards From Worthing Seafront
- Council Tax Band - E

We are pleased to present this stunning, beautifully presented Edwardian family home boasting lots of original features and charm and being ideally situated just yards from the beach with town centre shops, restaurants, schools, parks, bus routes, and the mainline station nearby. Versatile accommodation offers an entrance hall, a bay-fronted lounge with a feature fireplace, a formal dining room with feature fireplace, an open-plan kitchen/breakfast room, and ground floor bathroom. Upstairs, over two floors, there are six double bedrooms, a family bathroom, a separate W.C., and a study room. The property also benefits from a wall-enclosed rear garden with two detached garages to the rear.

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## Accommodation

### Entrance Lobby

Original stained glass front door. Half original tiled walls. Original tiled floor.

### Hallway

Original stained glass door. Exposed floorboards. Radiator. Dado rail. Original coving. Stair runner. Wall mounted thermostatic control.

### Lounge 18'4" into bay x 12'5" (5.59 into bay x 3.81)

Sash bay windows. Dado rail. Open fireplace with original tiled hearth and solid wood surround. Picture rail and coving. Radiator.

### Dining Room 14'0" into bay x 12'5" (4.29 into bay x 3.81)

Exposed floorboards. Marble fireplace with tiled hearth. Picture rail and coving. Radiator. Sash bay windows. Original stained glass door to rear garden.

### Kitchen/Breakfast Room 17'8" x 11'10" (5.39 x 3.61)

Farmhouse style kitchen. Original stained glass door. Dual aspect stained glass window. Fireplace with wood burner. Understairs storage. Larder cupboard. Britannia Rangemaster with six hob gas burner. Tiled splashback. Solid oak worktops incorporating a Butlers sink. Large granite topped butchers block. Space for white goods. Door to:

### Bathroom/Utility Room

Panel enclosed bath with wall mounted shower controls, shower attachment, and shower screen. Spotlights. Wall mounted heated towel rail. Wash hand basin inset into a vanity unit with mixer tap. Tiled splashback. Dual aspect frosted window. Low level flush WC.

### Landing

Dado rail. Exposed floorboards. Power points. Radiator.

### Master Bedroom 18'4" into bay x 12'5" (5.59 into bay x 3.81 )

Exposed floorboards. Sash bay window. Radiator. Fireplace with original tiled hearth and surround. Picture rail. Coving.

### Bedroom Two 14'0" into bay x 12'5" (4.29 into bay x 3.81)

Sash bay windows. Exposed floorboards. Fireplace with original tiled hearth. Picture rail.

### Bedroom Three 11'10" x 11'1" (3.61 x 3.40)

Sash window. Picture rail. Built-in wardrobe and storage cupboard. Radiator.

### Study 8'5" x 4'7" (2.59 x 1.40)

Exposed floorboards. Sash window leading to south facing balcony. Radiator. Stained glass door.

### Bathroom

Frosted sash window. Traditional wash hand basin and pedestal. Bath with shower attachment . Linen cupboard.

### Separate WC

Frosted window. Low level flush WC.

### Bedroom Four 12'5" into bay x 11'10" (3.81 into bay x 3.61)

Exposed floorboards. Original sash windows. Radiator. Fireplace.

### Bedroom Five 17'8" into bay x 17'8" (5.41 into bay x 5.41)

Dual aspect velux window. Sash window. Radiator. Feature fireplace.

### Bedroom Six 22'11" x 7'10" (7.01 x 2.39)

Exposed floorboards. Dual aspect windows. Radiator.

### Garden

Wall enclosed rear garden with a patio area leading to a lawn area enclosed by matures trees and bushes. The garden benefits from two detached garages to the rear, and rear access.





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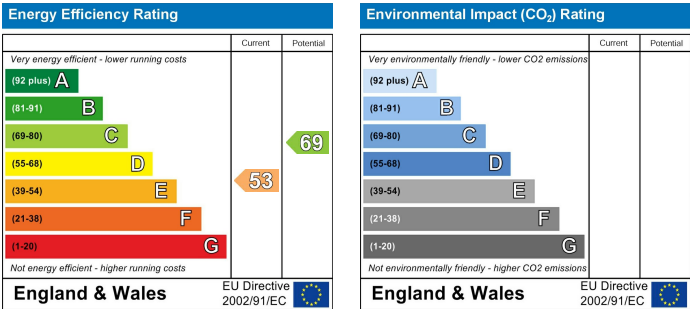


Floorplan



Total floor area 256.7 m<sup>2</sup> (2,763 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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