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We are delighted to offer this beautifully presented two-bedroom first and second floor maisonette, forming part of an attractive period property and ideally positioned within walking distance of Worthing town centre, local amenities and the railway station.

Arranged over two floors, this stylish home offers spacious and well-appointed accommodation, blending period charm with contemporary finishes throughout. Accessed via its own private entrance, the first floor features an impressive lounge filled with natural light from a bay window and additional sash window, complemented by high ceilings, decorative coving and an attractive feature fireplace. The modern fitted kitchen is well-equipped with a range of base and eye-level units, marble-effect work surfaces, a breakfast bar and wood-effect flooring, with attractive wooden doors allowing the space to be either open plan or separated from the lounge.

The first floor also provides a well-proportioned second bedroom, while the generous principal bedroom occupies the second floor, benefiting from fitted wardrobes and a dual aspect. A beautifully refitted contemporary shower room completes the accommodation, featuring a walk-in shower, vanity unit, concealed cistern WC and stylish marble-effect tiling.

Externally, the property further benefits from the rare advantage of two allocated parking spaces and enjoys a convenient location close to Worthing town centre, the seafront, local cafés, restaurants and excellent transport links.

Tenure

Share of Freehold

135 years remaining on the lease.

Key Features

- Beautifully presented first and second floor maisonette
- Forming part of an attractive period property
- Two well-proportioned bedrooms
- Bright and spacious lounge with bay window
- Modern fitted kitchen with breakfast bar
- Beautifully refitted contemporary shower room
- High ceilings, decorative coving and feature fireplace
- Two allocated parking spaces
- Walking distance to Worthing town centre and railway station
- Council Tax Band A | EPC Rating F

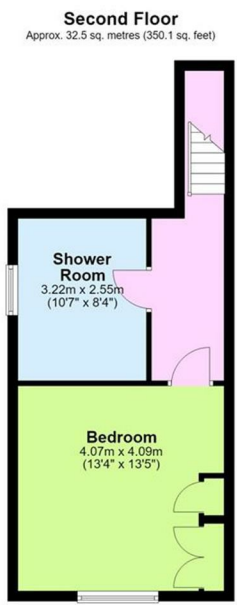


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Robert
Luff & Co

Floor Plan Tennyson Road



Total area: approx. 77.4 sq. metres (833.1 sq. feet)



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

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