Robert Luff & Co

Northfield Road, Worthing

Freehold - Price £650,000

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Description

We are pleased to offer this beautiful and deceptively spacious four bedroom family home, ideally situated in the highly sought-after Thomas à Becket/Tarring area. Occupying a generous plot, the property combines attractive period character with versatile accommodation arranged over two floors, including three reception/entertaining spaces, a spacious kitchen, excellent utility and storage facilities, and four generous bedrooms. A beautiful wraparound garden, private rear garden and garage complete this appealing family home.

Key Features

- Four bedroom family home
- Spacious and versatile accommodation over two floors
- Principal bedroom with original fireplace and double-aspect windows
- Excellent utility, boot room and storage facilities
- Garage to side
- Highly sought-after Thomas à Becket/Tarring location
- Two reception rooms plus formal dining area
- Spacious kitchen with direct garden access
- Generous wraparound and enclosed rear gardens
- Council Tax Band F | EPC Rating D

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A grand and welcoming entrance hall sets the tone for this impressive home, providing access to a range of well-proportioned living spaces. The principal reception room is a particularly elegant room, enhanced by a beautiful original fireplace and providing a wonderful formal setting for relaxing and entertaining. Opposite, the second reception room offers superb flexibility and could be adapted to suit a variety of needs, whether as a home office, dining room, additional sitting room or ground-floor bedroom.

The rear of the ground floor is centred around the spacious kitchen and adjoining formal dining area. Patio doors open onto the rear patio, creating a seamless connection with the garden and providing an excellent space for entertaining during the warmer months. Practicality is also a strong feature, with a downstairs shower room and WC, boot room, utility/store area and separate fridge/storage room providing an impressive amount of useful ancillary space.

Upstairs, four bedrooms are arranged around a split-level landing, with large original sash windows bringing plenty of natural light into the space. All 4 of the bedrooms have lovely, original cast iron fireplaces too. The principal bedroom is especially characterful, featuring high ceilings, double-aspect windows and an original cast iron fireplace. Another bedroom benefits from excellent built-in storage, while the remaining rooms offer comfortable and versatile accommodation for family and guests. The beautifully appointed family bathroom adds a further touch of traditional charm with its classic roll-top bath and claw feet.

Outside, the property enjoys a particularly attractive setting, with a generous wraparound garden creating a welcoming approach and access from three separate points. The private enclosed rear garden provides a pleasant outdoor retreat, while the garage and off-road parking offer valuable practical benefits. Situated close to local amenities, schools and transport links, this is a characterful and adaptable home with considerable appeal for modern family living.

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CALM
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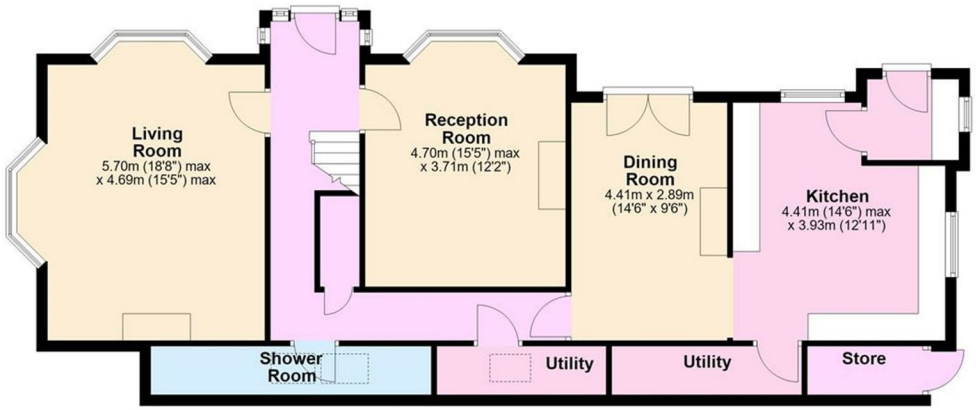
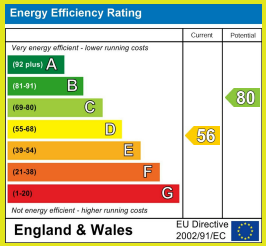
Floor Plan Northfield Road

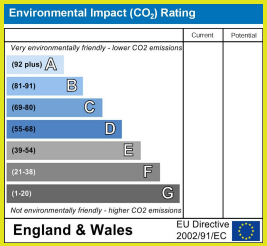
Ground Floor
Approx. 97.3 sq. metres (1047.4 sq. feet)



First Floor
Approx. 79.5 sq. metres (856.2 sq. feet)

Total area: approx. 176.9 sq. metres (1903.7 sq. feet)





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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