



Pavilion Road, Worthing



Offers In Excess Of
£425,000
Freehold

- Character Family Home
- Three Bedrooms
- Beautifully Refitted Kitchen & Bathroom
- South Facing Rear Garden
- EPC Rating - C
- Bay-Fronted Living Room
- Formal Dining Room
- Separate Utility Room & Ground Floor WC
- Office/Log Cabin
- Council Tax Band - C

We are delighted to offer to the market this beautifully presented, fully refurbished, end-of-terrace character-filled family home ideally situated in this favoured Worthing location with town centre shops, schools, restaurants, parks, bus routes, the beach, and the mainline station all nearby. Accommodation offers an entrance porch leading into an entrance hallway with stripped wood floor boards throughout, a bay-fronted living room with feature fireplace, an open-plan formal dining room with French doors leading out onto the garden, a refitted kitchen with integrated appliances, a separate utility room, and a ground-floor WC. Upstairs, there are three bedrooms and a beautifully refitted family bathroom. Other benefits include a landscaped south facing rear garden, an outside office/log cabin, double glazing, and gas-fired central heating.



Accommodation

Double glazed door into:

Entrance Porch

Gas meter. Panel glazed door into:

Entrance Hallway

Frosted window to front. Beautifully polished stripped floor boards. Stairs leading up. Radiator with decorative cover. Picture rail. Skimmed ceiling with spotlights. Door into:

Living Room 11'8" x 11'4" (3.57 x 3.47)

Double glazed bay window to front. Stripped wood floor boards. Feature fireplace with cast iron surround and built in recess shelving. Wall mounted TV point. Telephone point. Picture rail. Skimmed ceiling.

Formal Dining Room 17'7" x 12'0" (5.36 x 3.66)

Double glazed French doors overlooking and opening out onto the south facing garden. Stripped wood floor boards throughout. Feature fireplace with attractive surround and tiled insert. Built in recess shelving and cupboard space. Radiator. Understairs storage cupboard. Space for formal dining table and chairs. Picture rail. Skimmed ceiling with spotlights. Door leading into:

Refitted Kitchen 12'2" x 8'8" (3.72 x 2.66)

Double glazed window to side aspect. Solid wood worktops incorporating a one and a half bowl sink with mixer tap and drainer. Matching range of wall and base units. Built in eye level double oven. Five ring gas hob with extractor hood above. Integrated fridge/freezer and dishwasher. Feature oak flooring. Part tiled walls. Skimmed ceiling with spotlights. Panel glazed door into:

Utility Room 8'9" x 6'5" (2.67 x 1.97)

Single stainless steel sink unit with mixer tap and drainer inset into a wooden roll top worksurface. Matching range of wall and base units. Space and plumbing for washing machine and tumble dryer. Wood panelled walls with shelving. Mosaic tiled effect flooring. Skimmed ceiling with spotlights. Door into:

Ground Floor WC

Double glazed window to side aspect. Low level flush WC. Dado rail. Skimmed ceiling.

First Floor Landing

Double glazed window to side aspect. Picture rail. Skimmed ceiling with spotlights. Insulated loft with access via a pull down loft hatch and ladder.

Bedroom One 13'3" x 10'8" (4.05 x 3.26)

Double glazed bay window to front enjoying beautiful Downland views. Stripped and polished wood floor boards. Feature cast iron fireplace with built in recess wardrobes with hanging space and shelving. TV point. radiator. Picture rail. Skimmed ceiling with spotlights.

Bedroom Two 11'8" x 10'5" (3.57 x 3.18)

Double glazed window to rear. Stripped wood floorboards throughout. Original cast iron fireplace. Built in recess wardrobes with hanging space and shelving. Radiator. Picture rail. Skimmed ceiling.

Bedroom Three 7'10" x 6'5" (2.40 x 1.96)

Double glazed window to front. Exposed painted floorboards. Radiator. Skimmed ceiling with spotlights.

Refitted Bathroom

Double glazed frosted window to rear. Panel enclosed bath with mains matching shower over and glass screen. Wash hand basin with chrome mixer tap inset into a vanity unit. Low level flush WC. Victorian style radiator and towel rail. Part tiled walls. Spotlighting and ceiling speaker.

Rear Garden

Beautifully landscaped and south facing rear garden enjoying the sun all day long. A decked area comes off of the back of the home which is ideal for table and chairs. There's also an attractive artificial lawned and patio area to the rear. other benefits include outside power points, water tap and a gate providing side access.

Log Cabin/Home Office 13'3" x 6'0" (4.05 x 1.85)

Double glazed bi-folding doors opening out to the garden. Power and light. Currently used for home office and storage.





Pavilion Road



Approximate Gross Internal Area (Excluding Outbuilding) = 92.79 sq m / 998.77 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.