

Warren Road, Worthing

Freehold - Asking Price £850,000



6



3



4



C



## Description

We are delighted to offer this substantial and beautifully presented six-bedroom detached residence, dating from the 1920s and full of character, offering over 3,000 square feet of living space. The property features grand reception spaces with high ceilings, including an impressive 31ft living room, extra-height ground floor windows flooding the home with natural light, a high-quality kitchen and utility suite, multiple bathrooms, a south-facing balcony, and generous front and rear gardens with ample off-road parking.

## Key Features

- Impressive six-bedroom detached family home
- Grand entrance hall with marble flooring and sweeping staircase
- Multiple reception rooms including games room and open-plan living space
- High-quality fitted kitchen with quartz worktops and utility room
- Principal bedroom with walk-in wardrobe and luxury en-suite
- South-facing balcony with work-from-home space on first floor landing
- Three bathrooms plus downstairs WC
- Enclosed rear garden with patio, sheds, and gated side access
- Large block-paved driveway providing parking for multiple vehicles
- Council Tax Band G | EPC Rating C





## Ground Floor

The property is entered via a large entrance porch with marble tiled flooring, double doors to the front, and double-glazed windows to the front and both sides.

A door leads into the grand entrance hall, where the marble tiled flooring continues. This impressive space features a double-glazed window to the front, feature fireplace, radiator, under-stairs storage cupboard, decorative coving, and a striking curved panelled staircase rising to the upper floors.

The open-plan front-to-back living room incorporates a further reception area and extends to approximately 31ft in length, creating an exceptional entertaining space. It benefits from a log-burning stove set within a fireplace with marble half surround. Additional features include a double-glazed bay window to the front, three double-glazed frosted letterbox-style windows to the side, TV and phone points, two radiators, feature coving, and extra-height double-glazed French doors opening onto the rear garden.

A formal dining room enjoys a double-glazed window overlooking the rear garden, radiator, and feature coving

The fitted kitchen comprises a range of wooden wall and base units with quartz work surfaces, Belfast sink with feature mixer tap and drainer, plumbing for a dishwasher, space for a range oven and American-style fridge

freezer. A cupboard houses the central heating boiler and water tank.

Leading from the kitchen is a utility room fitted with wall and base units, quartz worktop, sink with drainer, plumbing for a washing machine, space for a tumble dryer, towel radiator, and a double-glazed window to the rear.

A games room features a double-glazed bay window to the front, wood-panelled walls and ceiling, exposed painted wooden flooring, gas burner within a feature fireplace, and radiator.

Completing the ground floor is a downstairs WC with wood-panelled walls, mid-level flush toilet, wall-mounted wash hand basin, radiator, and double-glazed frosted window to the rear.

## First Floor

Stairs rise to the first-floor landing, which provides an excellent work-from-home space with fitted desk, bookcase, base and wall cupboards, and two radiators. Double-glazed doors and windows open onto a south-facing balcony, offering an attractive outdoor seating area. Further stairs lead to the second floor.

The master bedroom enjoys double-glazed windows to the front and side providing a dual aspect, fitted wardrobes, walk-in wardrobe, TV and phone points, radiator, and feature coving.

The en-suite comprises tiled walls and flooring, a large shower cubicle, vanity unit with wash hand basin, low-level button-flush WC, towel radiator, and double-glazed frosted window to the side.

Bedroom Two benefits from double-glazed windows to the rear and side, radiator, and feature coving.

Bedroom Three features a double-glazed window to the front and two double-glazed windows to the side, radiator, and coving.

Bedroom Four has two double-glazed windows to the rear, radiator, and feature coving.

The family bathroom is fitted with a corner bath with mixer taps, separate shower cubicle, pedestal wash hand basin, low-level WC, towel radiator, shaver point, fully tiled walls and flooring, and a double-glazed frosted window to the rear.

## Second Floor

The second floor offers two further bedrooms and a shower room.

Bedroom Five has a double-glazed window to the rear, fitted wardrobe, TV point, radiator, and eaves storage.

Bedroom Six also benefits from a double-glazed window to the rear, fitted wardrobe, TV point, radiator, and eaves storage.

The shower room comprises a shower cubicle, low-level WC, pedestal wash hand basin, towel radiator, shaver point, extractor fan, tiled flooring, and a double-glazed frosted window to the front.

## Outside

The rear garden is fence-enclosed and mainly laid to lawn with flowerbed borders, a large patio area with steps leading up to the lawn, a large storage shed to the rear, and a smaller shed to the side. Additional features include outside tap, outside power, and gated side access to both sides of the property.

To the front, a block-paved driveway provides off-road parking for multiple vehicles, with steps leading up to a patio area and landscaped flowerbeds to the front and side.





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## Floor Plan Warren Road



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	80
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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