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42 London Street

Central, Worthing, BN11 4EL

Offers in excess of £425,000

Freehold Council Tax Band B

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James & James Estate Agents are delighted to present this beautifully extended, period three-bedroom family home, located in the heart of Worthing. Sympathetically refurbished by the current owners, this charming property seamlessly combines contemporary features with period character.

Upon entering via the classic chequered tiled footpath, you're welcomed into a spacious entrance hall, complete with bespoke, space-saving understairs storage. The ground floor offers a practical utility room with WC, ideal for modern family living.

The double-aspect, bay-fronted lounge/diner is a standout space, featuring two fireplaces, painted floorboards, and contemporary radiators. Perfect for entertaining or relaxing, this area exudes a sense of warmth and style.

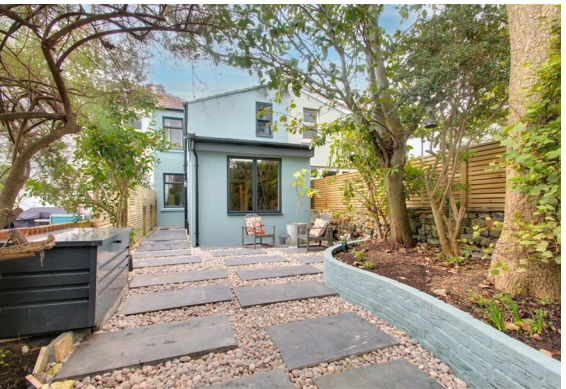
The stunning extended kitchen breakfast room is truly the heart of the home, boasting an undermount copper sink and large window, complemented by a roof lantern, which floods the room with natural light and offers a pleasant outlook over the landscaped rear garden.

Upstairs, the master bedroom is a particular highlight with its large bay window and charming fireplace, creating a tranquil and inviting space. Bedrooms two and three are both generously sized and well-appointed. The modern, refitted bathroom is bright and airy, thanks to two roof-lined windows that allow ample natural light to flow in.

The landscaped rear garden is another key feature, offering a peaceful retreat and the added benefit of rear access via a gate. Other notable features throughout the property include contemporary radiators and a host of period details, which add to its unique charm.

Situated on London Street, the property is conveniently located close to Worthing's mainline railway station and the town centre, making it an ideal choice for commuters and families alike.

Entrance Hall with bespoke storage



Ground floor utility and WC
5'9 x 3'9 (1.75m x 1.14m)

Double aspect lounge dining room
27 x 11'3 narrowing to 9 (8.23m x 3.43m narrowing to 2.74m)

Modern refitted extended kitchen breakfast room
15'2 x 8'7 (4.62m x 2.62m)

Stairs to split level first floor landing

Bay fronted bedroom one
14'7 x 15'1 (4.45m x 4.60m)

Bedroom Two
11'11 x 9'3 (3.63m x 2.82m)

Bedroom Three
6'11 x 8'11 (2.11m x 2.72m)

Luxury refitted family bathroom
7'3 x 6'2 (2.21m x 1.88m)

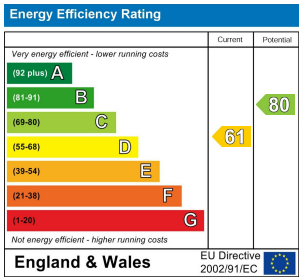
Front garden

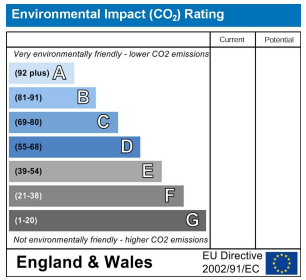
Landscaped Rear garden

Floor Plan

Area Map

Energy Efficiency Graph





Viewing

Please contact our Worthing Office on 01903 958770
if you wish to arrange a viewing appointment for this property or require further information.

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