



**JAMES & JAMES**  
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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



68 Windsor Road

, Worthing, BN11 2LY

Offers in excess of £500,000

Freehold Council Tax Band C



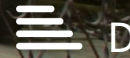
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James & James Estate Agents are delighted to bring to the market this beautiful period home, situated in a popular residential area close to the beach, Worthing Hospital, and East Worthing mainline railway station. CHAIN FREE.

The accommodation briefly comprises:

**Ground floor:** A composite front door opens into a spacious entrance hall with a ground floor W.C. and sink. There is a feature bay-fronted lounge with a focal fireplace, a separate dining room with a focal fireplace, and an extended double-aspect kitchen/breakfast room, which has sliding doors opening onto the rear garden.

**First floor:** A spacious landing provides access to the loft space (which, with its Velux window, lends itself to conversion, subject to the usual planning consents). The master bedroom is a good size and bay-fronted. There are two further double bedrooms, a modern family bathroom, and a separate WC.

**External features:**

The front of the property offers off-road parking, and the rear garden is beautifully landscaped with additional rear access. Other benefits include: Gas heating, double glazing, high-level skirting, and some original period features. A loft conversion has been successfully completed in the neighbouring property which may be of interest should any potential buyer also wish to extend.

This lovely family home is located on Windsor Road which is walking distance from the beach, hospital, several schools for a growing family, the town centre with shops/cafes/bars/restaurants, and two mainline railway stations which has excellent transport links. Local buses also serve the area.

In our opinion, internal viewing is essential to fully appreciate the size, charm, and condition of this character-filled family home.

**Composite Double glazed front door**





Spacious entrance hall

Ground floor W.C.

Bay fronted Lounge  
13'4 x 12'4 (4.06m x 3.76m)

Dining Room  
12'3 x 9'8 (3.73m x 2.95m)

Extended kitchen breakfast room  
21'4 x 10'1 opening to 10'3  
(6.50m x 3.07m opening to  
3.12m)

Stairs to first floor landing

Access to loft with Velux window.

Bedroom One  
15'9 x 13'4 (4.80m x 4.06m)

Bedroom Two  
12'2 x 9'8 (3.71m x 2.95m)

Bedroom Three  
11'5 x 10'2 (3.48m x 3.10m)

Modern fitted family bathroom

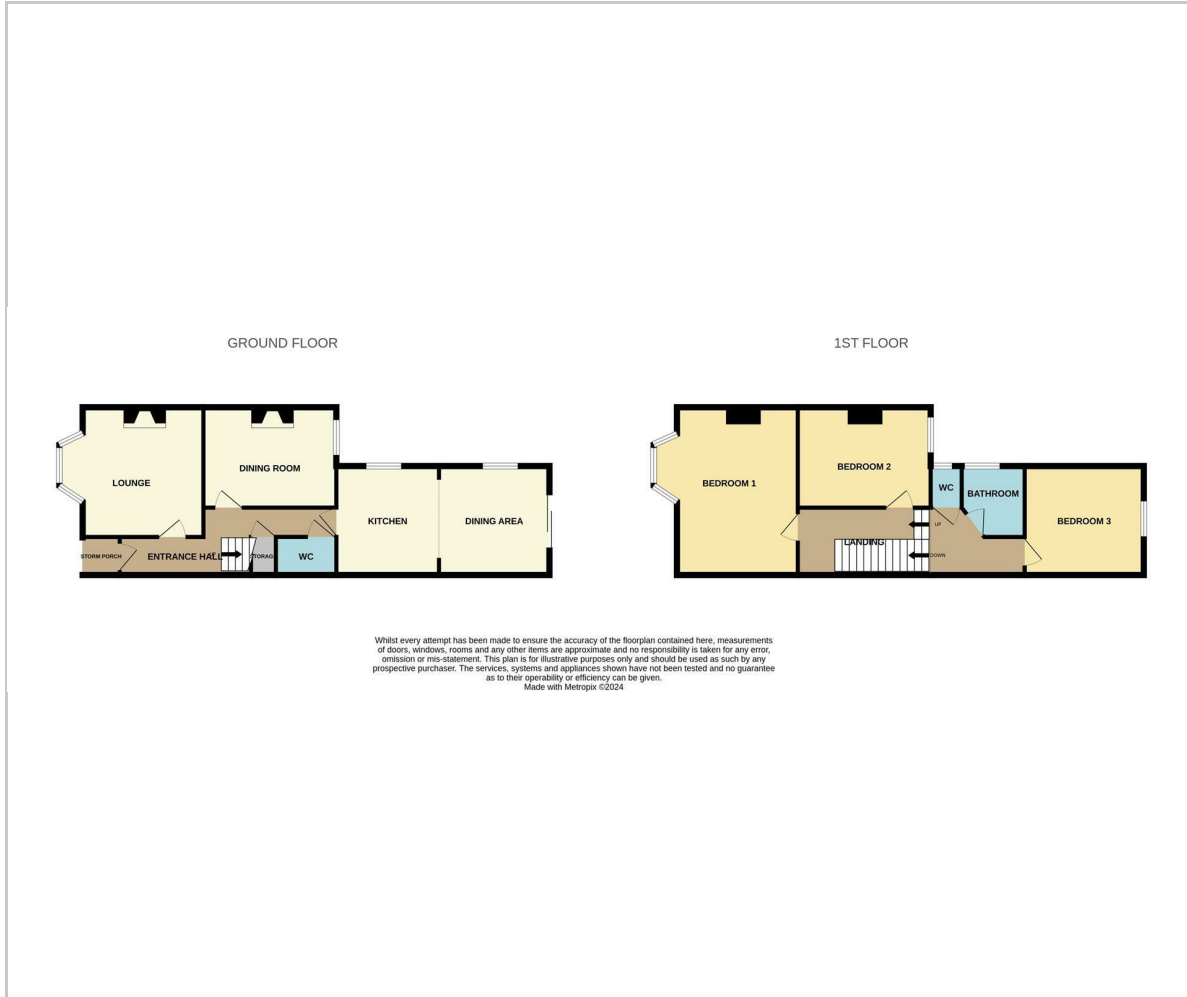
Separate WC

Off Road Parking

Feature walled re garden.



## Floor Plan



## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

