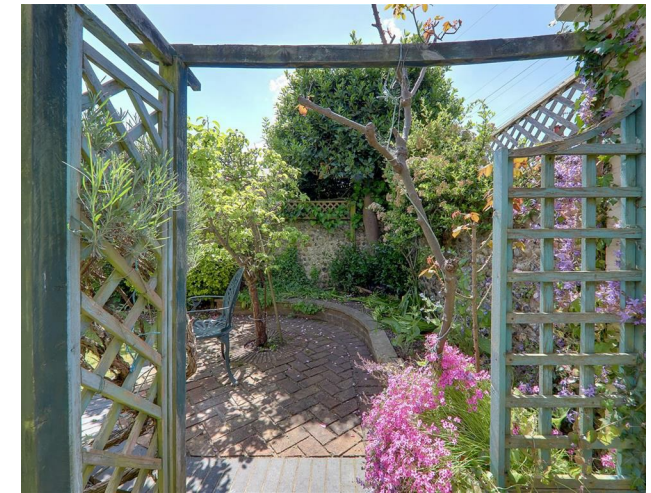




116 Portland Road, Worthing, BN11 1QG
Offers In Excess Of £600,000

and company
bacon
bespoke



Very unique and rarely available Grade II listed house situated in the heart of Worthing Town Centre. Part of the original house was built in Georgian times in approximately 1830, but was then well extended back to back in the Victorian times greatly increasing the size of the property. The house retains much original character and has a quirky appeal. The house is arranged over three floors with split level landings and a semi basement. Briefly the accommodation comprises: Entrance hall, bay fronted lounge, dining room, kitchen, conservatory, ground floor WC, first floor landing, three bedrooms, and a bathroom/WC. There is also a semi basement with a 4th bedroom and a large utility room. Externally there is a beautifully landscaped West facing garden enclosed with flint walling and a private drive leading to garage.

- Grade II Listed House
- Worthing Town Centre Location
- Arranged Over Three Floors
- Three Reception Rooms
- Four Bedrooms
- Conservatory
- West Facing Garden
- Chain Free



Glazed double doors opening into:

ENTRANCE CONSERVATORY

3.12m x 1.40m (10'3 x 4'7)

Wooden double glazed construction. Quarry tiled floor. Door to: CLOAKROOM 10'3 X 4'7 white suite comprising of: Close coupled WC. Pedestal wash hand basin with electric water heater. Window. Further front door leading into:

ENTRANCE HALL

Running the full length of the property with further door to the rear. Radiator. Sash window. Coat recess. Door leading down to semi-basement.

SEMI-BASEMENT

Hallway. Understairs storage alcove.

BEDROOM FOUR

3.66m x 3.35m (12' x 11')

Window. Radiator.

UTILITY ROOM

3.66m x 3.30m (12' x 10'10)

Comprising of: Single drainer stainless steel sink unit with cupboards under. Space and plumbing for washing machine. Further range of base units incorporating cupboards and drawers with work surface. Matching range of wall units. 'Potterton' gas fired boiler supplying hot water and gas central heating. Window. Radiator. Feature original stained glass door with steps leading up to conservatory.

GROUND FLOOR

LIVING ROOM

4.57m x 3.94m (15' x 12'11)

Attractive bay fronted sash windows over looking garden. Wooden fireplace with marble inset and hearth also incorporating real flame coal effect gas fire. Two radiators. Picture rail. Folding doors leading through to:

DINING ROOM

3.71m x 3.58m (12'2 x 11'9)

Wooden fireplace with tiled inset and hearth. Sash window. Radiator. Picture rail.

KITCHEN/BREAKFAST ROOM

3.51m x 3.45m (11'6 x 11'4)

Comprising of: Wood edge work surfaces with single drainer sink unit with mixer taps. Range of base units comprising of cupboards and drawers. Matching wall units also incorporating display and dresser units. Concealed pelmet lighting. Fitted electric oven with gas hob above and extractor. Two windows, one being sash. Radiator. Space and plumbing for dish washer. Space for tall fridge/freezer.

Stairs from entrance hall leading up to:

FIRST FLOOR LANDING

Attractive balustrade. Window. Access to loft space.

BEDROOM ONE

4.06m x 3.91m (13'4 x 12'10)

Double aspect with sash windows. Radiator. Fitted double wardrobe. Picture rail. Intercommunicating door to:

BEDROOM TWO

3.66m x 3.53m (12' x 11'7)

Also approached with door from landing. Pedestal wash hand basin. Sash window. Radiator. Picture rail.

BEDROOM THREE

3.48m into wardrobe x 2.29m (11'5 into wardrobe x 7'6)

Floor to ceiling fitted wardrobe. Radiator. Sash window.

BATHROOM

Part tiled. Comprising: Panelled bath with mixer taps and shower attachment. Pedestal wash hand basin. Shaver point. Radiator. Window.

SEPARATE WC

Close coupled WC. Sash window.

OUTSIDE

The property can be approached via a private wooden gated entrance from Portland Road but can also be approached via the original front door to the rear.

PRIVATE DRIVE

Leading to detached brick built garage. Electric up and over door. Power and light. Personal door to:

WEST FACING GARDEN

Undoubtedly one of the features of the property is the beautiful West facing landscaped garden with flint boundary walls. Full width paved patio with shaped lawn with gravelled borders and colourful flower borders. Further central flower bed with shrubs and heather borders. Further corner block paved patio with established pear tree. Personal door to garage.

Required Information

Council tax band: D

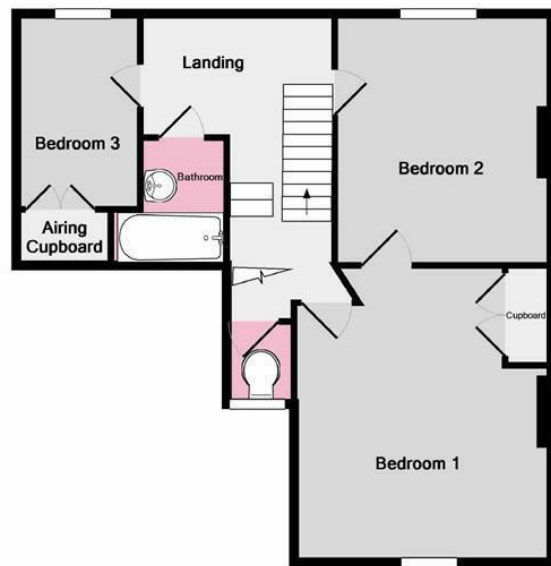
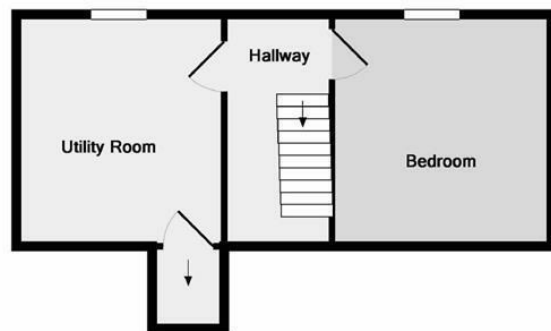
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Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.









Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	35	87
(81-91) B		
(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 

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

