



2 Northfield Road, Worthing, BN13 1QW  
Guide Price £699,950

and company  
**bacon**  
Estate and letting agents



Welcome to Northfield Road - in brief the ground floor consists of a spacious entrance hallway complete with original stained glass windows, there are two spacious reception rooms, the main lounge benefits from an open fireplace & original sash windows, there is a ground floor shower room / WC separate utility room & larder space, the ground floor is completed with an open plan Kitchen / Dining space perfect for entertaining & opening out into the garden, there is also a boot room to the rear of the property. On the first floor you have a split level landing, three double bedrooms & a home office / study as well as a family bathroom complete with claw foot free-standing bath, there are three separate loft access points perfect for storage.

Externally you have garden to three sides, all having various flower, tree & shrub borders & being enclosed for privacy, there is a parking space & garage having an up & over door.

This is a true gem of a property oozing class & character features throughout, please call today to arrange access.

- Delightful Mock Tudor Detached Home
- Four Spacious Bedrooms
- Three Reception Rooms
- Open Plan Kitchen / Dining Space
- Separate Dual Aspect Snug Lounge
- Ground Floor Shower Room
- Separate Utility Room
- Front / Rear & Side Gardens
- Popular Thomas-A-Becket Catchment Area
- Original Features Throughout



### **Entrance Hall**

5.97m x 1.63m (19'7 x 5'4)

Stripped & painted original wooden floorboards, various power points, original stained glass windows, two radiators, access to understairs storage cupboard housing meters, feature cornicing, ceiling rose, skimmed ceiling.

### **Dual Aspect Sitting Room**

5.11m x 4.70m (16'9" x 15'5")

Carpeted flooring, two radiators, attractive open fireplace with tiled hearth & surround with a wooden mantle, picture rail, two original sash bay windows, feature cornicing, ceiling rose, skimmed ceiling, four wall mounted light fittings.

### **Family Room / Home Office**

4.62m x 3.71m (15'2" x 12'2")

Carpeted flooring, single radiator, various power points, picture rail, feature gas fireplace with granite hearth, stone surround & mantle, ceiling rose, skimmed ceiling, original sash window.

### **Ground Floor Shower Room**

6.45m x 0.89m (21'2 x 2'11)

Tiled flooring, part tiled walls, low flush WC, hand wash basin with mixer tap, two chrome ladder style heated towel rail, fitted shower cubicle having an integrated power shower, extractor fan, skimmed ceiling with spotlights, two Velux windows, original sash window.

### **Utility Room**

3.07m x 0.89m (10'1 x 2'11)

Carpeted tiled flooring, space for washing machine, various power points, skimmed ceiling, Velux window.

### **Kitchen/Dining Room**

7.14m x 4.42m (23'5" x 14'6")

Dining Area:

Solid wooden flooring, single radiator, attractive feature fireplace with shelving & wooden mantle, skimmed ceiling with coving, double doors leading to front garden.

Kitchen:

Solid wooden flooring, solid wooden square edge work surfaces with solid wooden kitchen units eye & base level, space for free-standing Smeg oven, inset two bowl butler sink unit with mixer tap, fitted wine rack, matching cupboard housing wall hung Baxi boiler, two original sash windows, skimmed ceiling with coving & spotlights.

### **Larder**

Tiled flooring, various power points, space for fridge freezer, skimmed ceiling with spotlights.

### **Boot Room**

1.88m x 1.70m (6'2 x 5'7)

Tiled flooring, double glazed window, skimmed ceiling, wooden door to garden.

### **First Floor Landing**

10.21m x 0.89m (33'6 x 2'11)

Recently fitted carpeted flooring, two original sash windows, two loft hatch entry points - one having a drop down ladder, skimmed ceiling with coving, two radiators,

### **Bedroom One**

5.13m x 4.01m (16'10" x 13'2")

Carpeted flooring, two radiators, two original sash windows, various power points, two fitted double wardrobes with various hanging rails & shelving, textured ceiling with coving.

### **Bedroom Two**

4.11m x 3.71m (13'6" x 12'2")

Carpeted floor, single radiator, various power points, original sash window, fitted double wardrobe with various hanging rails & shelving, skimmed ceiling with coving.

### **Bedroom Three**

3.35m x 2.95m (11'0" x 9'8")

Carpeted flooring, various recessed shelving units, single radiator, original sash window, skimmed ceiling with coving.

### **Bedroom Four**

3.35m x 2.49m (11'0" x 8'2")

Carpeted flooring, various power points, single radiator, fitted wardrobes with various hanging rails & shelving, feature fireplace, textured ceiling with coving.

### **Family Bathroom**

3.28m x 2.67m (10'9 x 8'9)

Stripped & painted original wooden flooring, free standing claw foot bath with mixer tap & shower attachment, hand wash basin with hot & cold tap, school radiator, low flush WC, original sash window, further window, skimmed ceiling with coving, third loft hatch access.

### **Outside**

#### **Rear Garden, Side & Front**

Front Garden:

Pathway leading to front door, various flower & shrub borders, patio area, outside lighting, shingle area leading to side garden.

Side Garden:

Mainly laid to shingle with various mature shrub, tree & plant borders, timber built potting shed.

Rear Garden:

Patio area leading to lawned area having various shingle spaces & shrub / flower borders, raised flower beds, outside tap, timber built storage space, gated access to Parking & Garage.

#### **Outside Store**

Having power & lighting, vaulted roof.

#### **Garage**

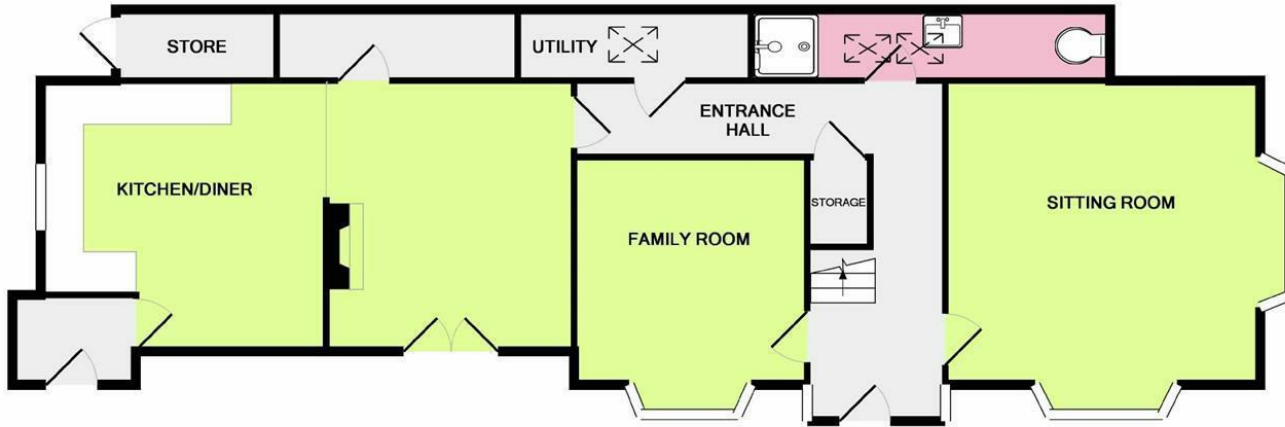
Having an up & over door, parking to front, side window.



NORTHFIELD ROAD







GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

