



16 Sussex Road, Worthing, BN11 1DS
Asking Price £550,000

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Delightful period terraced house with four double bedrooms, two bathrooms and three reception rooms in this sought after location being close to the Town Centre, seafront and mainline railway station. Briefly the accommodation comprises spacious entrance hall, lounge, dining room, breakfast room, modern fitted kitchen, spacious first floor landing, four double bedrooms and two modern refitted bathrooms. Features include a wealth of period features including sash windows, some cornice ceilings, stripped wood floors, wrought iron fireplaces and gas fired central heating with period column radiators to the ground floor. Externally there is a walled front garden and secluded walled rear garden with private pedestrian rear access.

*NOTE: Ensuite bathroom at present has only been partly completed and will need to be finished.





Part glazed door

SPACIOUS ENTRANCE HALL

5.54m max x 2.29m max (18'2 max x 7'6 max)

Column Radiator. Cornice ceiling. Window. Wood flooring.

GROUND FLOOR CLOAKROOM

Close coupled wc. Wash hand basin.

LOUNGE

5.00m x 3.61m (16'5 x 11'10)

Fireplace with sold fuel wood burner. Column radiator. Cornice ceiling.

Sash windows. Picture rail.

DINING ROOM

4.19m x 2.90m (13'9 x 9'6)

Column radiator. Sash window.

BREAKFAST ROOM

3.05m x 2.95m (10 x 9'8)

Radiator. Sash window.

KITCHEN

3.66m x 2.69m (12 x 8'10)

Refitted kitchen comprising of oak work surfaces with single drainer sink unit and mixer tap. Range of base units comprising cupboards and drawers. Fitted oven with four ring gas hob above and chimney style extractor. Integrated washing machine. Space for tall fridge/freezer.

Matching eye level wall units. Column radiator. Cupboard housing 'Valliant' gas fire boiler supplying hot water and central heating. Double glazed French doors leading out to GARDEN.

Stairs from entrance hall to:

SPACIOUS FIRST FLOOR LANDING

3.38m max x 2.59m (11'1 max x 8'6)

BEDROOM ONE

4.11m x 3.51m (13'6 x 11'6)

Sash windows. Radiator.

BEDROOM TWO

4.19m x 2.90m (13'9 x 9'6)

Wrought iron fire place. Sash windows. Radiator

BEDROOM THREE

3.12m x 3.07m (10'3 x 10'1)

Wrought iron fire place. Sash windows. Radiator

BATHROOM/WC

Refitted modern bathroom. Panelled bathroom with fully tiled shower area with mixer taps/shower attachment. Wash hand basin with mixer taps. Close coupled wc. Radiator. Double glazed windows. Chrome heated towel rail/radiator.

Stairs from first floor landing to second floor:

LANDING

Door to:

MASTER BEDROOM

5.94m max x 5.26m max narrowing to 3.25m (19'6 max x 17'3 max narrowing to 10'8)

Double glazed window with views across Worthing to the South Downs. Further Velux double glazed windows.

ENSUITE BATHROOM/WC

1.88m x 1.73m (6'2 x 5'8)

Refitted white suite comprising of panelled bath with mixer tap/shower attachment. Wash hand basin. Close coupled wc. Velux double glazed window.

*NOTE: At present this has only been partly completed and will need to be finished.

OUTSIDE

WALLED FRONT GARDEN

Flower beds and borders.

WALLED REAR GARDEN

Paved for ease of maintenance. 8' x 10' shed/workshop. Outside tap. Gate with private pedestrian access.

TENURE AND COUNCIL TAX BAND

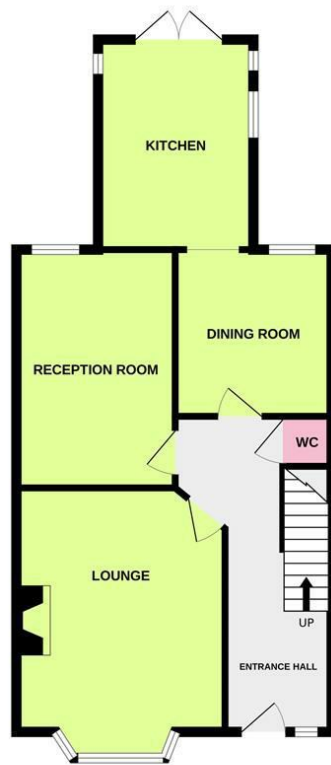
Council tax band: C

Draft version: 1

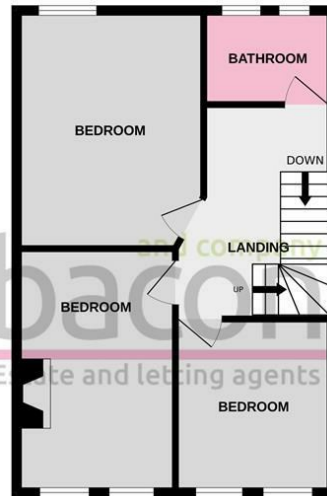
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



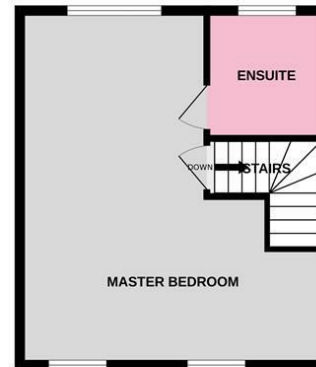
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	50	
(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.



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