



2 Harrow Road, Worthing, BN11 4RB

Price Guide £635,000

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Beautifully Presented Four-Bedroom Period End Terrace in West Worthing.

Situated in the highly sought-after area of West Worthing, with local shops and transport links on the doorstep, this stunning four-bedroom period end-of-terrace home has been thoughtfully modernised throughout with exceptional attention to detail. Blending classic character with stylish contemporary finishes, the property features charming period details such as elegant fireplaces, white plantation shutters, stripped wooden floorboards, and high-level skirting boards. The accommodation briefly comprises, vestibule, entrance hall, cloakroom/Wc, west aspect living room, dining room, superb refitted kitchen/breakfast room opening onto a feature covered terrace, utility room, first floor landing, four bedrooms and family bath/shower room/Wc. Externally there is a decked rear garden and paved front garden which could provide off road parking if required (the owner holds current permission for this).

- Beautifully Presented
- 4 Bed End Terrace House
- Modern Kitchen Breakfast Rm
- Two Reception Rooms
- Superb Condition
- Column Radiators & Fireplaces
- Feature White Shutters
- West Worthing



Attractive front door opening to

Vestibule

Attractive tiled floor. Part glazed door to;

Entrance Hall

Staircase rising to 1st floor. Column radiator. Stripped floorboards. Dado rail. Under stairs storage cupboard. Meter cupboard. Feature ornate archway.

Cloakroom/Wc

Low level flush Wc. Wall mounted wash hand basin. Part wood panelled walls. Column towel radiator. Double glazed obscure glass window. Part tiled walls. Wall mounted Worcester boiler.

Living Room

5.03 x 3.86 (16'6" x 12'7")
Double glazed bay windows with feature white cafe style shutters. Column radiator. Feature open fireplace. Striped wood floorboards. Matching fitted cupboards in alcoves with shelves above. Picture rail.

Dining Room

3.83 x 3.28 (12'6" x 10'9")
Double glazed door leading to the rear garden. Feature fireplace with painted wooden attractive mantle. Picture rail. Stained glass window. Column radiator. Stripped wood floorboards.

Kitchen/Breakfast Room

6.82 x 3.63 (22'4" x 11'10")
Oak herringbone flooring. Column radiator. Fantastic range of woodwork surfaces with cupboards and drawers fitted under. Space for gas range style cooker with extractor canopy

above. Inset dual ceramic sink. Double glazed dual opening window to side. Integrated fridge/freezer, dishwasher and wine chiller. Part painted wood panel walls with fitted shelving. Inset spotlights. Further double glazed window to side. Door to utility room. Feature French doors opening to the rear garden and covered terrace.

Utility Room

Space for stacked washing machine and tumble dryer. Two double glazed windows. Tiled floor. Column radiator. Part tiled walls.

Covered Terrace

With glass roof. A perfect covered outside area to enjoy all year round.

First Floor Landing

Split level landing. Column radiator. Dado rail. Access hatch to loft space.

Bedroom One

5.23 x 5.02 into bay (17'1" x 16'5" into bay)
Double glazed bay window with feature white shutters. Further double glazed window with feature white shutters. Two column radiators. Feature fireplace with painted surround. Picture rail.

Bedroom Two

3.84 x 3.31 (12'7" x 10'10")
Double glazed window. Column radiator. Picture rail. Feature fireplace with painted surround.

Bedroom Three

2.74 x 3.63 (11'5" x 8'5")
Double glazed window. Column radiator.

Bedroom Four

2.64 x 2.34 (8'7" x 7'8")
Double glazed of steel glass window. Column radiator.

Bath/Shower Room/Wc

2.70 max x 2.58 max (8'10" max x 8'5" max)
Suite comprising walk in shower cubicle with shower attachment and glass surround, panel enclosed bath, feature vanity wash basin and low level flush WC. Part tiled walls. Double glazed obscure glass window with fitted white shutters. Inset spotlights. Extractor fan. Feature dual wall lights. Tiled floor. Wall mounted vertical column radiator.

Front Garden

Paved for ease of maintenance. *The current owners have obtained permission to turn into off road parking if required.

Rear Garden

A fantastic entertaining space with solid wood deck and raised timber planted borders. Shed. Side return area with gate providing side access. Feature covered terrace nearer the house with glass roof.

Required Information

Council tax band: C

Draft version: 1

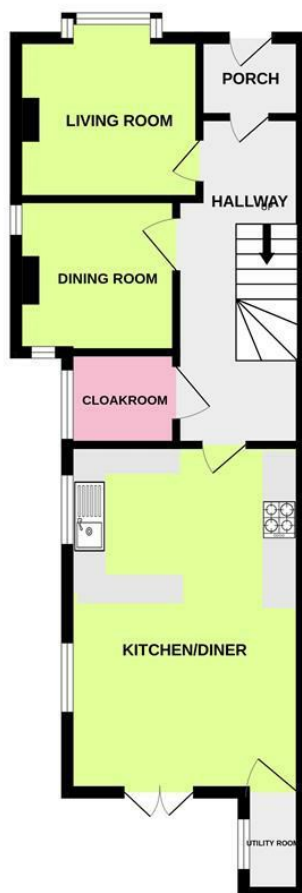
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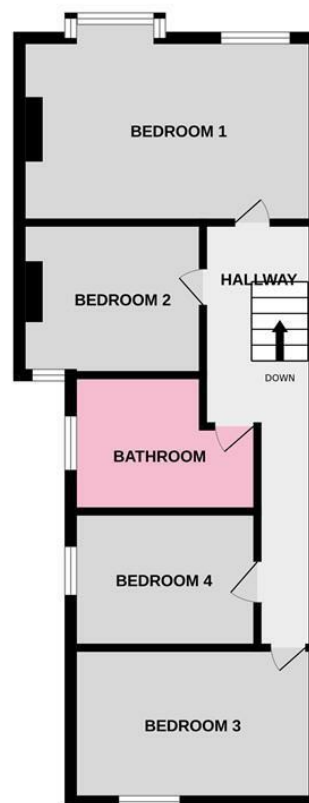




GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(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	

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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