



8 Thorn Road, Worthing, BN11 3ND  
Guide Price £595,000

and company  
**bacon**  
Estate and letting agents



A characterful and impressively presented seaside four double bedroom townhouse located in the heart of Worthing Town centre, just a few hundred yards from the seafront and with sea views. The property is also in close proximity to the Worthing Town centres shops, restaurants, theatres and mainline railway station.

With an overall size of 1641 sqft the accommodation is deceptively spacious and consists of an entrance and inner hall, lounge, dining room, kitchen/breakfast room, cellar, first floor landing, two first floor double bedrooms each with en-suite, first floor bathroom, second floor landing, two second floor double bedrooms and a courtyard style rear garden. \*In date planning permission to add a fifth bedroom\*

- Period Terraced Townhouse
- Town Location With Sea Views
- Four Double Bedrooms
- Family Bathroom & Two En-Suites
- Modern Fitted Kitchen
- Cellar
- Yards From Seafront
- Planning For Fifth Bedroom



### Reception Hall

3.43m x 1.07m (11'3 x 3'6)

Accessed via a private front door. Oak wood flooring. Gas and electric meter cupboard. Levelled ceiling. Inner glazed door to the inner hall.

### Inner Hall

4.80m x 1.83m (15'9 x 6'0)

Radiator. Dado rail. Hive heating control. Staircase to first floor landing with an understairs storage area with space for desk and shelving. Door and staircase to cellar. Doors to kitchen/breakfast room and dining room.

### Lounge

4.29m x 3.48m (14'1 x 11'5)

West aspect double glazed windows with fitted blinds. Radiator. Two wall light points. Picture rail. Coved ceiling.

### Dining Room

3.89m x 2.59m (12'9 x 8'6)

East aspect a double glazed window. Attractive bar style radiator. Feature wall. Two wall light points. Levelled ceiling.

### Kitchen/Breakfast Room

5.49m x 2.69m (18'0 x 8'10)

Re-fitted grey fronted shaker style suite comprising of a Franke one and a half bowl single drainer sink unit having mixer taps and storage cupboard below. Areas of Quartz work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Matching breakfast bar. Hotpoint double oven with four ring gas hob and extractor hood over. Integrated wine cooler. Space for washing machine and tumble dryer. Double opening larder cupboard with automatic light, shelving and wine rack. Attractive bar style radiator. Wood effect flooring. Levelled ceiling with spotlights. East and South aspect double glazed windows. Double glazed door to rear garden.

### Cellar

4.78m x 1.57m (15'8 x 5'2)

Several lights and power supply. Vent-Axia fan.

### First Floor Landing

3.45m x 1.88m (11'4 x 6'2)

Split level landing. Fitted storage cupboard. Radiator. Dado rail. Staircase to second floor landing. Access to loft space being 4m x 2m of useable storage space, boarded & insulated, light, pitched roof, no standing room.

### Bedroom One

4.88m x 4.78m (16'0 x 15'8)

West aspect double glazed bay window with fitted blinds and sea views. Radiator. Picture rail. Textured ceiling with ceiling rose.

### En-Suite Cloakroom

1.45m x 1.24m (4'9 x 4'1)

Contemporary wall mounted wash hand basin having mixer taps and drawers below. Push button w.c. Tiled walls. Fitted wall mirror. Levelled ceiling with spotlights and extractor fan.

### Bedroom Two

3.78m x 2.69m (12'5 x 8'10)

East aspect double glazed window. Radiator. Dimmer switch. Levelled ceiling.

### Bathroom

3.56m x 2.67m max (11'8 x 8'9 max)

Fitted suite comprising of a panel enclosed bath with mixer taps and fitted over-bath shower with rainfall shower head, separate attachment, remote control and shower screen. Chrome ladder design radiator. Concealed push button w.c. Contemporary basin with mixer taps and drawers below. Slate effect panel walls. Textured ceiling. Obscure glass double glazed window.

### Separate Cloakroom

1.52m x 1.17m (5'0 x 3'10)

Concealed push button w.c. Wash hand basin with mixer taps and cupboards below. Metro brick tiled splashback. Part tiled walls. Electric shaver point. Fitted wall mirror. Obscure glass double glazed window.

### Second Floor Landing

3.89m x 1.83m (12'9 x 6'0)

Split level landing. Picture rail. Double glazed Velux window. Cupboard with fitted shelving. Textured ceiling with access to an insulated loft space being 5m x 3m of usable storage space, boarded & insulated, light, power, pitched roof with a max height of 6' 2".

### Bedroom Three

4.70m x 4.60m (15'5 x 15'1)

West aspect double glazed bay window with fitted blinds and sea views. Radiator. Levelled ceiling.

### Bedroom Four

3.89m x 2.79m (12'9 x 9'2)

East aspect double glazed window. Fitted display shelving. Radiator. Textured ceiling.

### Rear Garden

5.77m x 1.93m (18'11 x 6'4)

Tiled courtyard style rear garden with outside tap and retractable sun blind. Gate for rear access.

### Council Tax

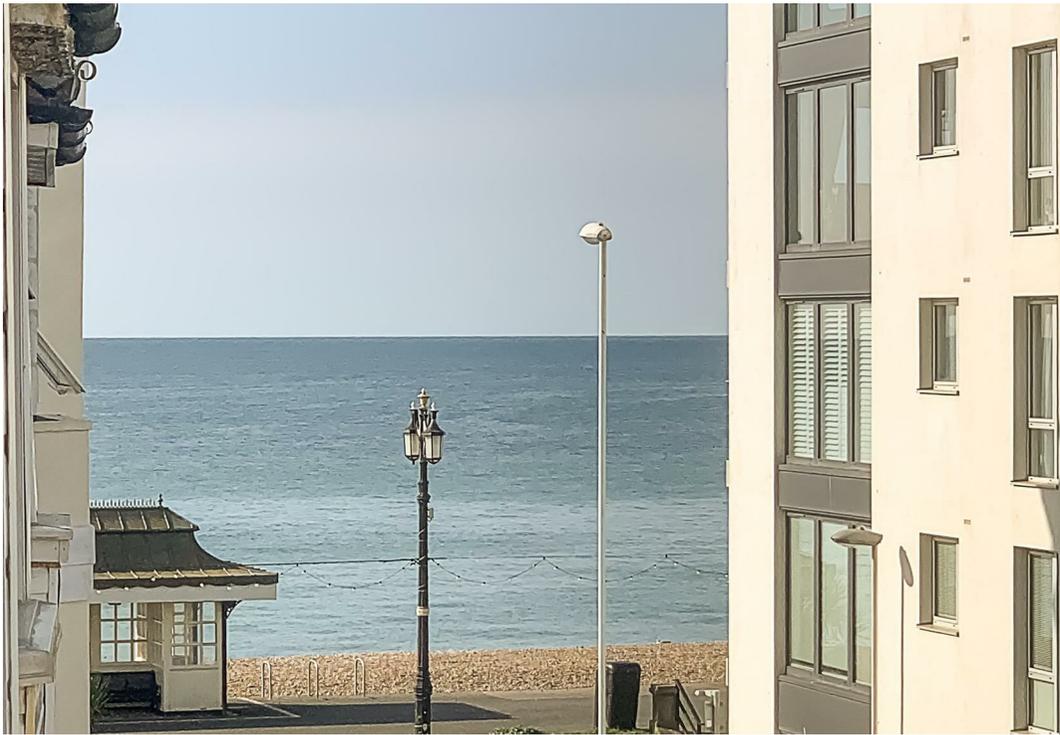
Council Tax Band C

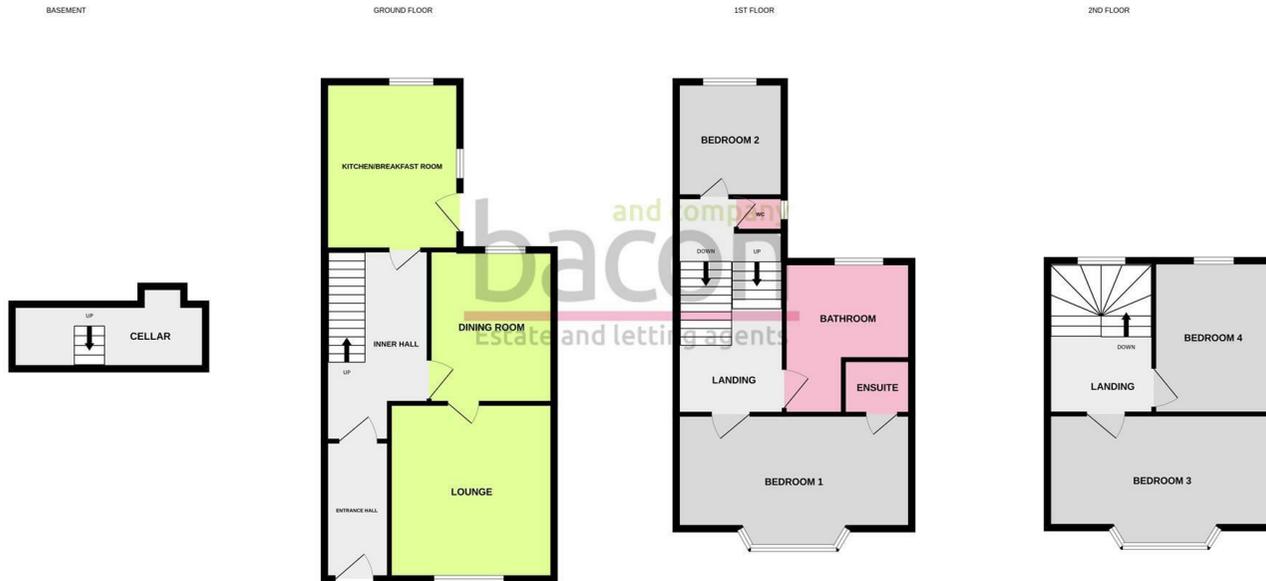
### Approved Planning

Approved planning permission to add a fifth bedroom - Worthing Planning Portal - AWDM/1014/23









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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.

