



# MATTHEW ANTHONY

*Incorporating Stafford Johnson*



## 22 Wordsworth Road

Worthing, West Sussex, BN11 3NH

### Offers Over £500,000

- Moments from the beach, central Worthing location
- Exceptional mid-terrace period property
- Tastefully extended 3 storey layout
- Enclosed landscaped courtyard garden
- Picture perfect fireplaces throughout
- Spacious lounge/diner with French doors to the garden, a duo of fireplaces and bay windows
- Superb kitchen/breakfast room with integrated appliances and bi-fold doors to the garden
- Enviously large main bedroom and two additional first floor bedrooms
- Contemporary family bathroom
- Top floor double bedroom with en suite

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325 – 329 Goring Road, Goring-By-Sea, BN12 4NX

With the sea clearly visible from the original flint walled frontage, this impeccably styled terraced home retains a wonderful measure of its original character whilst generating a fantastic example of modern life in a period property.

Behind a classic red brick bay facade, merely a 150metre stroll from the beach, a thoughtfully extended layout unfolds over three storeys that proffer versatility for family life and anyone working from home.

On the ground floor the stylish aesthetic of the entrance hall hints at the hugely cohesive feel that features throughout composed spaces that flow with ease. Stretching out over an enviable 27'10" to French doors that tempt you out into the sunny courtyard garden, a superb double aspect lounge/diner creates a gorgeous wealth of space in which to relax, dine and spend quality time together. Beautifully lit by brilliantly broad bay windows, its admirable dimensions in heritage blue hues have the classic finishing touch of picture rails wrapping around above you beneath high ceilings. Helping to keep things clutter-free, colour drenched fitted cabinets frame one of two magnificent period fireplaces that add a dash of colour and character with their stately tiled inserts and large mantelpieces.

Inviting and sophisticated yet designed with functionality utmost in mind, a stunning double aspect kitchen/breakfast room enhances the sense of style and space further still. Filled with sunlight, this beautifully appointed room features an extensive range of soft blue and white cabinetry topped with sleek work surfaces, incorporating a range of integrated appliances together with ample storage and preparation space. A breakfast bar creates a natural focal point for everyday dining and entertaining, while bi-fold doors provide a seamless connection to the garden, allowing natural light to flood the room throughout the day.

Follow the striped runner of the staircase upstairs and it's here that you'll find three notably sized bedrooms flowing from the landing and prompting plenty of versatility to cater to your own lifestyle needs. Echoing the charm of the lounge/diner, to the front an enviable main bedroom is superbly spacious and has wide bay windows, a focal point fireplace and elegantly understated cornicing. An adjacent double bedroom has a picture perfect fireplace of its own and space for desk/study areas within its chimney breast alcoves. To the rear a generous single bedroom is currently used as a walk-in wardrobe yet could equally be a home office or nursery. Together these three impeccable rooms share a deluxe contemporary bathroom with feature monochrome mosaics.

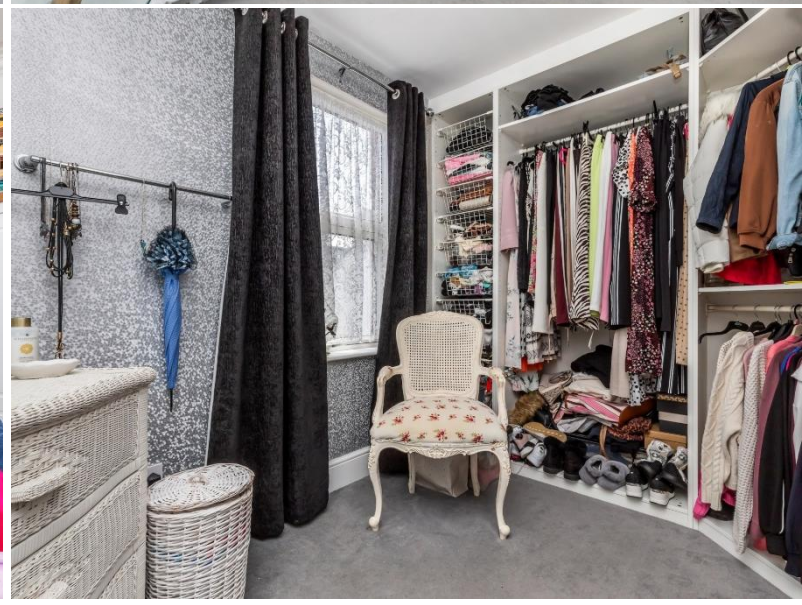
Explore further and upstairs you'll find an additional double bedroom that teenagers will head straight towards. Sitting exclusively on the top floor it will give them the coveted level of privacy they're longing for and has the added bonus of an en suite shower room that matches the sleek style of the family bathroom.

### **Outside**

The French and bi-fold doors of the ground floor entice you out onto a landscaped courtyard garden that's ready to become an integral part of your daily life. Securely enclosed and encompassed by high white washed walls that give a lovely measure of privacy, it is effortlessly easy to imagine enjoying lazy afternoons and warm summer evenings here with family and friends. Its landscaping includes a generous main seating area across the majority of the space, and also retains the charm of the original red brick floor to the broad side area that runs down to the lounge/diner.

### **In Your Local Area**

Perfectly placed for the shops and cafes of Rowlands Road, the Wordsworth Road location takes you directly down to the beach and seafront in circa 150 metres. Worthing mainline station is approximately only 0.9 miles with regular commuter routes into London and Brighton, and the town centre has a thriving community feel with a wide range of high street and independent cafes, shops, bars and restaurants as well as such as Morrisons, Waitrose and Marks & Spencer.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	77
(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		

**Council Tax: Adur & Worthing Band D**

**Tenure: Freehold**

**Flood Risk: Rivers & Seas: Very low**

**Surface Water: very low**

**Notice**

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale. In line with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers are legally required to complete an online identity verification. The cost of this check is **£24.50 (inc. VAT)** per person.

Matthew Anthony Ltd T/A Matthew Anthony incorporating Stafford Johnson  
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