



Matthew
Anthony
ESTATE AGENCY

It's all in the details...



Worthing, West Sussex, BN11 4AS



Offers Over £250,000

- First and Second Floor Maisonette in an Elegant Period Property
- Stylish Modern Interior Finished to a High Specification Throughout
- Two Double Bedrooms
- Large Open Plan Living
- Superb Shaker-Style Kitchen
- Luxurious Family Bathroom
- Underfloor Heating
- Private Courtyard Garden
- Video Entry System
- Double Glazing

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Step Inside

Presented to an impeccably high standard with an eye for detail and a great sense of style, this outstanding maisonette is chain free and ready for you to simply move in and unpack and relax. Situated in the ever popular Poets area with easy access to the beach, town centre and Victoria Park, its classic grey and white colour scheme combines with an exceptional amount of natural light to give a great sense of space.

The beautiful stained glass door and windows of the attractive communal entrance instantly create an inviting feel and an enviable first impression that stays with you. Behind your private first floor doorway, an impressively sized entrance hall hints at the amount of space that flows through this exemplary home, while under-floor heating is a great addition to each of the main rooms.

Offering a hugely sociable feel that's perfect for spending time together as a family or entertaining friends, the open plan arrangement of the kitchen/living room is beautifully light and bright and thoughtfully designed to generate delineated areas. The excellent living area with its crisp white walls and rich grey carpet easily accommodates ample seating and a dining table with room to spare, while the exceptional Shaker-style kitchen is impressively appointed with wood countertops that provide a great amount of workspace. An array of integrated appliances offers every convenience and includes an electric oven, gas hob, fridge and freezer, while a jet black sink sits beneath a high skylight and perfectly complements the metro tiled splashbacks.

Across the hallway a fabulously sized main bedroom is a great retreat at the end of the day benefiting from discreet storage within the eaves and lovely leafy vistas. Equally well-presented, an additional double bedroom downstairs on the first floor produces flexible family accommodation with the versatility to supply dedicated office space to anyone working from home if needed. Arranged in a refined tile setting the first class family bathroom lends a highly luxurious finishing touch with its tastefully chosen heated towel radiator and a wood panelled bath with a glass screen and overhead shower.

A video entry screen is conveniently situated on the second floor landing.

Outside

A double glazed door takes you out from the main landing onto an external staircase that leads down to a private courtyard garden. Backing onto the greenery of Victoria Park, it's ideal for sitting back and relaxing in the summer sun and for children to play with a high degree of privacy. Bordered by statuesque mature trees that add dappled shade and plenty of character and colour throughout the seasons, a broad paved patio is perfect for enjoying outdoor meals with family and friends.

In your local area

Situated in the coveted Poet area of Worthing, this maisonette conversion sits within a popular road full of distinguished period properties, just around the corner from Victoria Park. Ideally positioned for all that Worthing has to offer, there's a great selection of local shops, cafes and amenities to choose from on both Tarring Road and nearby South Street. The centre of Worthing is just over half a mile from your door with a wide range of high street and independent cafes, shops, bars and restaurants, and there are plenty of supermarkets to choose from including Waitrose and Marks & Spencer.

A leisurely stroll of less than a mile takes you down to the beach and promenade, where the coast road takes you directly to Portslade, Hove and Brighton in one direction and onto nearby Ferring with the ever popular Sea Lanes beachfront cafe in the other. The A24 takes you up to the A27 with its convenient commuter routes, and West Worthing and Worthing mainline stations are both approximately half a mile away. Superior Two Double Bedroom Maisonette with a Private Courtyard Garden Near to Victoria Park - Chain Free with a stunning interior that includes video entry, underfloor heating, a Shaker-style Kitchen and Luxurious Bathroom

Current ground rent

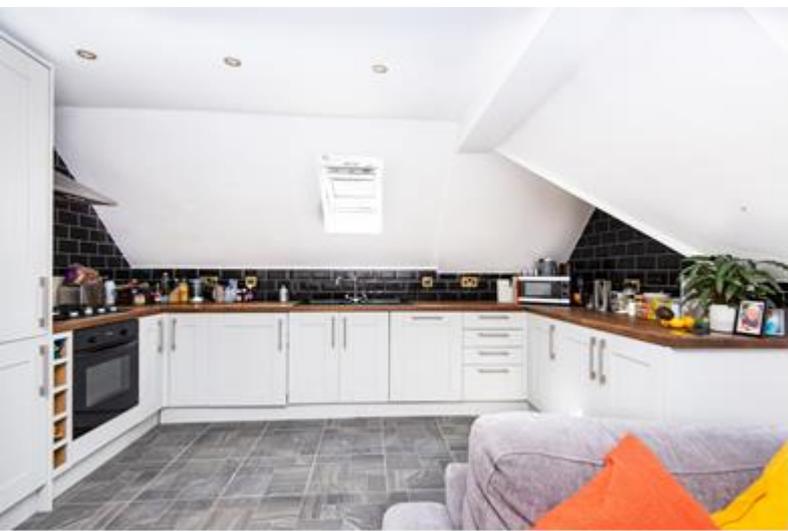
£50 per annum

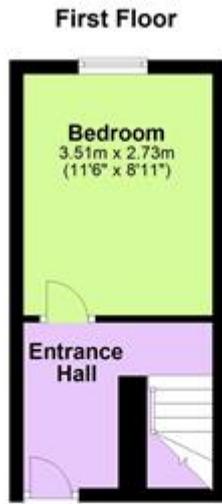
Current lease length

999 years remaining

Current service charge

£500 per annum





Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C	81	81
(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	

Disclaimer

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.