





57 Navarino Road, Worthing - BN11 2NE

Offers over £400,000 Freehold

Double fronted period property retaining the original bones of its heritage with bay windows, a beautifully big entrance hall and fireplaces. Superb opportunity to breathe new life and renovate to your own needs.

MATTHEW ANTHONY

Incorporating ***Stafford Johnson***





Step Inside

This chain free property offers an exceptional chance to be transformed into a modern day home.

Sitting back from the road behind the established lawns of a walled garden, its double fronted facade hints at the sense of space you'll find inside. An enclosed entrance porch gives a lovely feeling of privacy to a brilliantly large central hall with the elegance of a turning staircase that transports you to a bygone era. The layout proffers space for a seating/study area next to a fireplace that can be reinstated, and all around you panelled doors open onto a duo of reception rooms and a considerably sized kitchen.

The living room at the front of the house has a wealth of space to create somewhere truly special in which to relax and unwind together. Broad chimney breast alcoves have ample space for fitted storage and a traditional over mantle frames what could be a wonderful focal point fireplace. The adjacent dining room to the rear has a further fireplace in need of renovation.

Across the hallway it's easy to see the potential that the kitchen has. With a door to the patio and a tall tiled fireplace where an Aga or range cooker could nestle inside, it is ready to become a fully fitted space well-appointed with integrated appliances.

Upstairs you'll find four bedrooms unfolding from a central landing. Producing a host of possibilities for both family life and those who work from home, three double bedrooms each have fireplaces that could be reinstated while a substantial single room is equally sunlit and airy. The magnificently broad bay windows of the main bedroom echo those of the living room below and together these four rooms currently share a bathroom and WC that when updated will add a deluxe finishing touch.

Step Outside

With a central paved path cutting across established lawns to your front door, the impressive proportions of a walled front garden lend a coveted measure of privacy from the world outside and a classic introduction to life in a period property.

At the rear, well-maintained, these enclosed gardens with their established lawns and statuesque tree spark the imagination of those who love to recline and entertain in the summer sun and those who to plant and prune.

Whether you choose to add additional seating space, a children's play area, barbeque or hot tub, this is somewhere that could be an idyllic retreat from a busy day.

In your local area

Sitting to the east of the town centre with the beach merely 0.2 miles from your door, tree-lined Navarino Road is ideally positioned for all that Worthing has to offer.

For families there's a great selection of highly regarded schools in the local area including Davison High School for Girls currently rated as Outstanding by Ofsted. East Worthing mainline station is approximately only 0.6miles on foot.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D













Matthew Anthony incorporating Stafford Johnson

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

01903 501105 • info@matthewanthony.co.uk • www.matthewanthony.co.uk

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