





22 Wordsworth Road, Worthing - BN11 3NH

Offers over £475,000 Freehold

With the beach at one end of the road and independent shops and cafes at the other. Stylish 3 storey period property in the heart of Worthing blending picture perfect fireplaces with contemporary design and opening onto an enclosed courtyard garden.

MATTHEW ANTHONY

Incorporating ***Stafford Johnson***





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.

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.

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.

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.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D













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