



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



33 Park Road  
Worthing, BN11 2AS

Guide price £400,000

Freehold Council Tax Band B



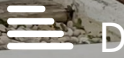
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A charming and character filled semi detached cottage situated in the heart of Worthing town centre, this delightful home dates back to the 1860s and has been thoughtfully altered and improved over the years while carefully retaining a wealth of original features and period charm.

Upon entering, a welcoming entrance hall leads through to a cosy and inviting lounge, centred around an attractive feature fireplace that creates a wonderful focal point to the room. Beyond, the spacious dining room provides an excellent area for entertaining and family gatherings, benefiting from a useful built in storage cupboard and an open flow through to the kitchen. The kitchen is well positioned at the rear of the property and provides access to both the bathroom/WC and the beautifully maintained rear garden, creating a practical and sociable layout.

To the first floor, the property offers two generous double bedrooms, both enjoying an abundance of natural light and ample space for a range of bedroom furnishings. The accommodation throughout retains a warm and characterful feel, reflecting the property's historic origins while offering comfortable living spaces.

Externally, one of the property's standout features is the stunning mature west facing rear garden, providing a private and tranquil setting to relax and enjoy the afternoon and evening sunshine. Beautifully established with a variety of planting, the garden offers an ideal space for outdoor dining, entertaining, or simply unwinding. To the rear of the garden is a useful shed/workshop, perfect for storage, hobbies, or those requiring additional workspace.

The attractive front garden is enclosed by a charming dwarf flint wall, enhancing the property's kerb appeal and complementing its period character.

Worthing town centre is approximately a five minute walk away, providing an excellent selection of shops, restaurants, bars, cafés and leisure facilities. Worthing Hospital & train station are both located close by.





Entrance hall

Lounge  
11'6 x 10'4 (3.51m x 3.15m)

11'6 x 9'10

Kitchen  
11'2 x 6'5 (3.40m x 1.96m)

Bathroom  
8'2 x 5'2 (2.49m x 1.57m)

W/c

Stairs to first floor

Bedroom  
11'6 x 10'4 (3.51m x 3.15m)

Bedroom  
11'6 x 9'10 (3.51m x 3.00m)



## Floor Plan



## Viewing

Please contact our Broadwater Office on 01903 958282 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

