



NAVARINO ROAD, WEST SUSSEX, BN11  
**£775,000 FREEHOLD**

**Winkworth**



## NAVARINO ROAD, WEST SUSSEX, BN11

Winkworth Worthing is excited to offer the opportunity to acquire an incredibly spacious home just off the seafront to the east of town. This substantial house has an internal measurement of 2100 sqft over three floors with tall ceilings adding to the volume of rooms and accentuating the feeling of space. A number of period details feature throughout the house including sash windows, fireplaces and cornices.

Having been extended to provide well-balanced accommodation the house provides ample living for the largest of families. The top floor has been extended into the front and rear lofts with four bedrooms and a shower room with a separate cloakroom. The first floor has three generous bedrooms and a family bathroom with a separate cloakroom. On the ground floor is a largely original layout that will appeal to many with two reception rooms, a kitchen diner with room for a dining table prior to the well-appointed kitchen with a range of modern wall and base units. A handy down stair cloakroom is to the rear.

Externally there is off-street parking for two cars on a block paved drive. To the rear is a delightful west-facing garden which for the area is a great size. Predominantly laid to lawn with established planting to the borders and a patio immediately to the rear of the house.



Navarino Road is immediately to the east of the town centre, being within a quarter of a mile of the amenities including shops, bars, restaurants, and sporting facilities. The seafront with its pretty promenade is literally at the end of the road as is the coastal road, which provides access to Brighton, Worthing and major road networks to London and Horsham. Worthing Town Railway Station is approximately 1.4 miles level walk and has direct connections to London and beyond.



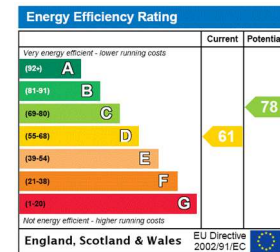
# 41, Navarino Road, BN11 2NE

Approximate Gross Internal Area  
196.3 sq m / 2113 sq ft



PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2023.



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