



PARK ROAD, WEST SUSSEX, BN11
£425,000 FREEHOLD

Winkworth



PARK ROAD, WEST SUSSEX, BN11

Winkworth is delighted to offer this stylish seaside cottage to the market in impeccable order with superb interiors and its fabulous west-facing walled garden. Period details blend with modern conveniences creating a wonderful peaceful home in a great position for the town and its seafont.

Park Road is one of the most requested addresses and this house being at the southern end means you only have Denton Gardens to walk through to the beachfront. Being central to town but on a quiet one-way street means you get the peaceful elements whilst benefiting from the many amenities on your doorstep.

Our vendor has in their tenure refurbished the property into a fine home. Our floor plan provides a detailed look at the layout and room dimensions. Of note is the calming palette of colours used throughout, the ceilings are flatly plastered and the fittings chosen compliment the age of the house perfectly. A stunning kitchen has been fitted to the rear just beyond the cosy dining room and has a fantastic range of cabinetry including integrated appliances. A large window and French doors provide light and views over the garden. To the front is a lovely sitting room with a central fireplace and a window overlooking the street scene.

On the first floor are two double bedrooms and a large bathroom with a modern white suite and access to a loft.

Externally there is a small front garden and a gravel path to the front door. To the rear is a tranquil garden with a French feel having raised beds with established planting and a central gravel path to a rear shed. The terrace is immediately to the rear of the house with ample room for alfresco dining whilst catching all of the afternoon and evening sun.





35, Park Road, BN11 2AS

Approximate Gross Internal Area = 70.8 sq m / 762 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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