



54A Queen Street, Worthing, BN14 7BJ Asking Price £450,000

John Edwards & Co is delighted to present this beautifully presented and surprisingly spacious three bed terraced house on Queen Street, close to the vibrant Broadwater Village shopping area, with its shops, cafés, pubs and restaurants, only a short distance to Worthing's town centre and historic seafront, and with Worthing's mainline train station within easy walking distance, enabling access into London, Brighton, and Littlehampton.

The property comprises three large double bedrooms, two good-sized reception rooms, a stunning kitchen and breakfast/dining room with a host of integrated appliances, a family bathroom, and front and rear gardens. There are also further extension opportunities, with the possibility of extended upwards into the sizeable loft.

This is a genuinely lovely and substantial family home in a hugely desirable area, and one in which we anticipate a great deal of interest. Viewing is essential to fully appreciate all it has to offer.

EXTERIOR

The front garden is enclosed within a low flint and concrete wall, with a wrought iron gate opening onto a beautifully rendered Victorian-style slate and terracotta pathway leading up to the front door. The garden is otherwise laid with slate shingle, with plenty of space for potted plants and bin storage.

ENTRANCE HALL



The bright and spacious entrance hall has Karndean flooring, a skimmed ceiling with inset spot lighting, a vintage-style radiator, the stairs to the first floor landing, and the open plan-style entrance through into reception rooms one and two. An inbuilt wooden cupboard conceals the electrics.

RECEPTION ROOM ONE



Bright and spacious main living room which has a carpeted floor, a skimmed ceiling with inset spot lighting, some recessed wall-mounted shelving, TV and power points, a large arched double-glazed bay window with fitted plantation shutters, and an open archway through into the second reception room.

RECEPTION ROOM TWO



The second good-sized open plan-style reception area has Karndean flooring, a skimmed ceiling with inset spot lighting, vintage-style radiators, power points, double-glazed windows to rear aspect with fitted plantation shutters, and a good-sized under stairs storage cupboard, perfect for stowing coats/shoes, vacuum cleaners, ironing boards, etc. An open archway leads through into the Kitchen & Dining/Breakfast room.

KITCHEN & DINING/BREAKFAST ROOM



This beautiful and expansive kitchen and dining/breakfast room features a range of contemporary wall and base mounted cabinets, solid wood work surfaces with an inset sink and drainer, integrated appliances including an oven and grill, four burner gas hob with extraction over, dishwasher, and washing machine, power points, some wall mounted shelving, and space/plumbing for a tumble dryer. There is a ceramic tiled floor, a skimmed ceiling with inset spot lighting and a smoke detector, a contemporary vertical radiator, plenty of space for a large dining/breakfast table and chairs, and dual aspect double-glazed windows (windows to side with fitted plantation shutters, and

French-style doors out into the rear garden. The boiler presently servicing the property is also situated here and concealed within a kitchen cupboard.

STAIRS & FIRST FLOOR LANDING



The stairs are carpeted with a wooden balustrade. On the split-level landing there is a carpeted floor, a skinned ceiling with inset spotlighting and a smoke detector, power points, the doors into all three bedrooms and the family bathroom, and access into the loft via a ceiling hatch.

BEDROOM ONE



Exceptionally bright and spacious double bedroom which has a carpeted floor, a skinned ceiling with pendant lighting, power points, vintage-style radiators, built-in wardrobes, two double glazed windows to front aspect (one a Victorian arched bay) both with fitted plantation shutters, and access into a secondary loft space via a ceiling hatch.

BEDROOM TWO



The second large double bedroom has a carpeted floor, a skinned ceiling with pendant lighting, some wall-mounted shelving, TV and power points, a radiator, and a double-glazed window to rear aspect with fitted plantation shutters.

BEDROOM THREE



The third good-sized double bedroom has a carpeted floor, a skinned ceiling with pendant lighting, TV and power points, a vintage-style radiator, and a large double-glazed bay window to rear aspect with fitted plantation shutters.

FAMILY BATHROOM



The spacious family bathroom has a three-piece suite comprising a panelled bath with shower over, a wall-mounted hand wash basin, and a low-level WC. There is a tiled floor, part-tiled walls, a skinned ceiling with inset spot lighting and an extractor fan, a wall-mounted mirror, a heated towel rail, and opaque double glaze windows to side aspect with plantation shutters.

REAR GARDEN



The rear garden is laid with artificial grass and fringed with raised sleeper-style flower beds, with several mature shrubs and plants. A patio pathway runs alongside and extends partway along the side of the property, providing space for a water butt, outside tap, and two large external storage sheds. There is exterior lighting, and plenty of space for potted plants, garden furniture, barbecuing, and alfresco dining.

Floor Plan

Street, Worthing, BN14 7BJ

Approximate Gross Internal Area = 115.3 sq m / 1241 sq ft

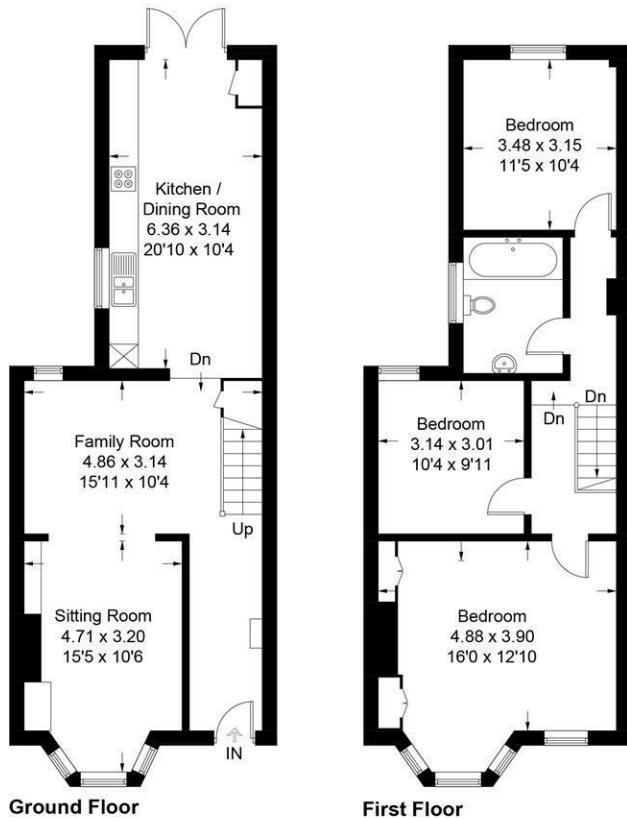


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

Area Map



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