



Victoria Road, Worthing, BN11

Guide Price £1,400,000-£1,450,000

**ASTON
VAUGHAN**
EXQUISITE

INTRODUCING

Victoria Road, BN11

5 bedrooms | 4 bathrooms | 4 reception rooms | 3039Sq ft | Gated off-street parking for several cars | Large east-facing rear garden and balcony

Set in the heart of Worthing Town; close to museums, theatres, Worthing Station and the beach sits this exceptional, detached family home. It was built during the Victorian era when space, light and functionality were of utmost importance in house design. This property has all three in abundance having been more recently renovated and reconfigured. It now boasts five/six double bedrooms, three/four beautiful reception rooms and four bathrooms spread over two generous floors. There also remains scope for further extension both up and down due to a large loft and cellar – both to be considered.

In recent years, the current owners have renovated throughout using only the finest materials and fittings, so the result is exemplary. With an east to west aspect and ample glazing on both sides, the light within the house has been maximised, and many of the principal rooms look out over the garden with its lush green lawn and mature leafy borders.





This elegant home provides spacious and versatile living accommodation for any growing family, balancing home comforts with a luxury lifestyle. It is immediately warm and welcoming, with contemporary touches alongside many original features, so this immaculate home is ready to move straight into.

To the front, two sets of gates open to a neat brick forecourt, setting the house well back from the road. A traditional tiled path paves the way to the main pilastered door, opening first to a vestibule for hanging coats, then into the main entrance hall for the house. It is here that the scale and immaculate styling of this magnificent home truly become apparent. Period features are abundant in the wood flooring and detailed cornicing decorating gloriously high ceilings. Directly ahead, Crittall style French doors open to the kitchen and dining room to the rear of the house, giving a line of sight to the glorious garden beyond.

First to the right of the entrance, the sitting room looks out to the front of the house with a westerly aspect and a wide bay sash window bringing in warm light during the afternoon. It is a grand space with a wealth of original period detail to include a black marble fireplace taking centre stage. Across the hall, a second reception room shares the same outlook and features, and while both rooms are fantastic as reception spaces, they are versatile to be used as bedrooms, as a home office, playroom or gym.





Linked to create a circular sense of flow to the ground floor, the main living room opens to the kitchen via a second set of Crittall style doors. This large and airy room has ample space for both formal and informal seating, with room for entertaining or cosying up with the family in the evening. An oversized door leads out to the garden, while the window in bi-fold allowing some of the outside-in.

These features are repeated in the kitchen dining room with the addition of an indoor and outdoor breakfast bar bringing new meaning to alfresco drinks and dinner. Clean, contemporary lines have been used in here, with materials and finishes inspired by Mid-century Modern design. Terrazzo marbled flooring brings both style and function to the room in cool grey tones, complemented by the natural woods found in the kitchen cabinetry. Block colour, zoned pendent lighting and exposed brick add warmth to the room which feels like the heart of this home. Streamlined and stylish, the cabinetry offers plenty of storage for all your culinary needs while all appliances are integrated, apart from the utilities which have a room of their own on the half-landing to the first floor. Dine around the table or the central island, then spill outside as the weather warms – this is a divine room which needs to be seen to be appreciated





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Completing the ground floor, a superior styled bathroom with dual basins and patterned tiles around the shower is ideally placed should either of the ground floor sitting rooms be used as bedrooms or workout spaces.

Outside, the garden is large with mature borders bringing privacy to the space. The lawn is ideal for ball games and children's play equipment, or for picnicking in the summer sunshine. Open to the south, the garden receives plenty of sun in high season and a large deck close to the house allows for a large table and chairs for homely summer suppers or sunbathing.

Returning inside, stairs with intricate Victorian balustrades rise to the first floor. Up here there are four beautifully appointed double bedrooms, two family bathrooms and the principal bedroom suite. Bedrooms two to four all boast period fireplaces and designer wallpapers or paints, and all are double with a range of floor coverings from varnished floorboards to soft grey carpet. The bathrooms are modern; one with a shower over the bath and the other with a walk in rainfall shower and an LED mirror.

The epitome of luxury, the principal bedroom suite is large and airy with an exposed brick wall and Crittall French doors leading out to the balcony. Facing east, you can enjoy a morning coffee and the weekend papers as the sun comes up, listening to the birds singing their dawn chorus. Even with a queen size bed and several pieces of furniture, the floor space is not compromised. Moving through to the bathroom, you can recline in a contemporary freestanding bathtub looking out to the sky or treetops nearby, luxuriating in scented bubbles at the end of a long working week – bliss.



LOCATION GUIDE

Vendor's Comment:

"We have loved every minute of living here and making the space our own. It is an incredibly peaceful house for somewhere so central and the garden is a joy during the summer. We love being able to walk to the beach and the shops are so convenient with Waitrose just five-minutes away. We have enjoyed entertaining here but also enjoy being able to walk to the Connaught Theatre or the lovely array of restaurants on Warwick Street. We simply no longer need so much space, but we will miss this house hugely."

Closest Schools:

Primary: Bramber Primary School

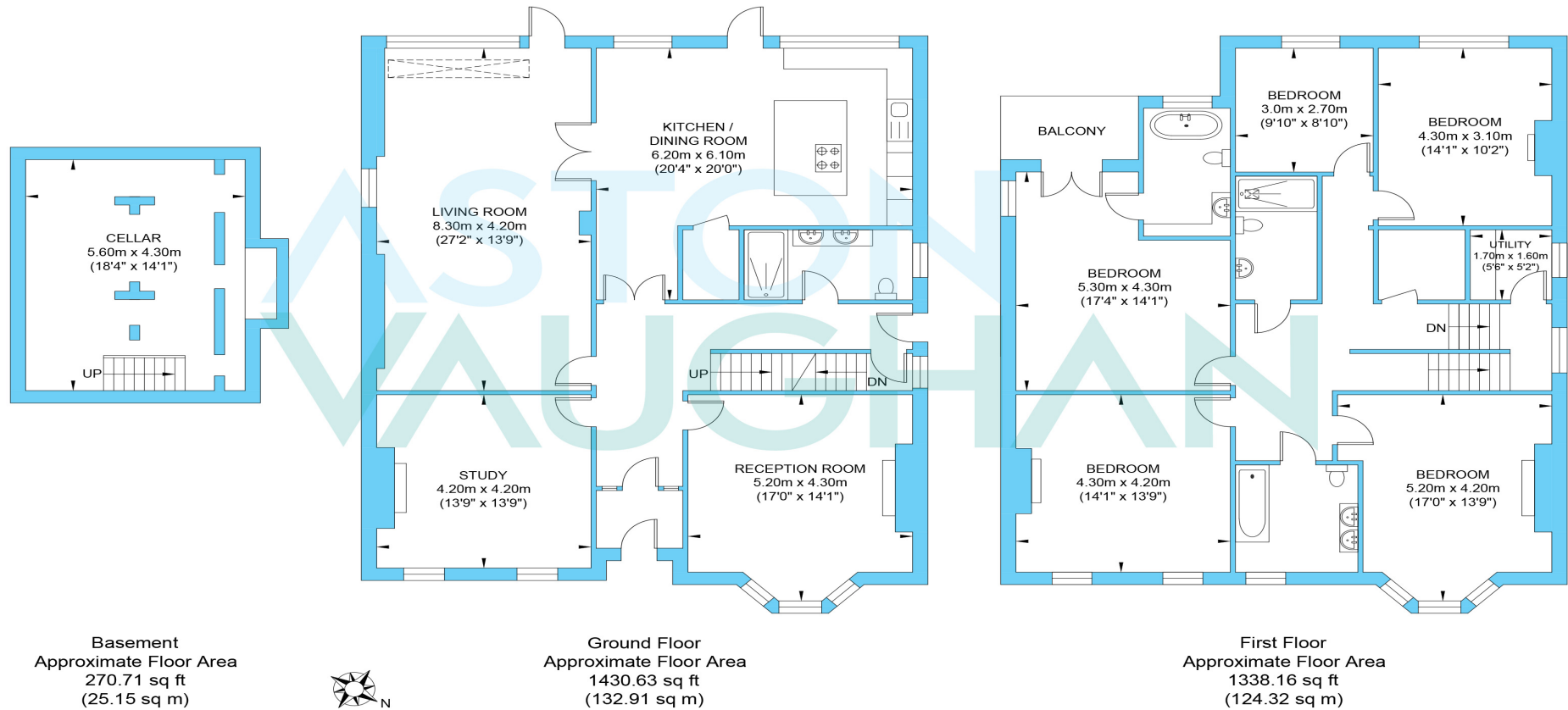
Secondary: Worthing High, Davisons CE High School For Girls

Private: Lancing College, Our Lady of Sion

Each year, more people seem to be making the move along the coast from Brighton to Worthing, and it's understandable why. These days you can't walk down the street without passing a cool new coffee shop or a shiny new art gallery, and there's plenty of antique emporiums and boutique shops to explore. You can go to the cinema for £3, the theatre for not much more, and Worthing Pier has returned to its former glory with its Art Deco Pavilion now housing two incredible restaurants and live music events – what's not to love? Free from swaggering stag and hen parties, these beaches are vast and fringed with palms...pop to one of three beach saunas, take a dip or grab a fresh coffee (or cocktail) from the beach front pop-up diners. The London (or Brighton) commute is a breeze with trains stopping at all three of Worthing's Stations, or you can hop on the 700 bus into Brighton with ease.



Victoria Road



Approximate Gross Internal Area = 282.38 sq m / 3039.50 sq ft

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