



Kingham House | 36 West Parade | Worthing | BN11 5EF



We are delighted to bring to market this outstanding six bedroom detached residence, enviably situated on Worthing Seafront and enjoying uninterrupted panoramic sea views. Extended and thoughtfully designed, the home offers a open plan kitchen, living, and dining space, perfectly complemented by two additional reception rooms. Practical family living is further enhanced by a ground floor cloakroom, utility room, family bathroom and a private en suite to the primary bedroom. Externally, the property boasts a beautifully landscaped rear garden, an impressive in and out, gated driveway providing generous & secure off road parking and a substantial detached garage with further parking available.

A home of style & sophistication







Key Features

- Extended Detached House
- 1930's Original Features Throughout
- Six Bedrooms
- En Suite Shower Room & Family Bathroom
- Utility Room & Ground Floor WC
- Open Plan Kitchen/ Living/ Dining Area
- Two South Facing Reception Rooms
- Landscaped Rear Garden
- In & Out Gated Driveway To The Front & Off Road Parking To Rear
- Detached Double Garage with First Floor Room Measuring 27'8" x 23'1"



6 Bedrooms



2 Bathrooms



3 Reception Rooms



“Panoramic Coastal Outlook”

INTERNAL

Step into the spacious porch through the original front door, which leads into a welcoming entrance hall showcasing beautiful original wood panelling, fitted cloaks cupboard and doors to the ground floor rooms. At the front of the property are two generous reception rooms, both featuring large south facing windows that flood the rooms with natural light and each boasting a working open fireplace. The heart of the home is the impressive open plan kitchen, dining, and family room to the rear. The kitchen is fitted with a range of quality units, large central island, and integrated appliances including two dishwashers, two Neff hide and slide ovens, deep warming drawers and an induction hob. The kitchen flows seamlessly into a modern family living area, enhanced by four sets of French doors opening directly onto the rear garden. An adjoining reception room, currently used as a games room, extends the versatile living space further. Additional ground floor features include a utility room and a convenient WC. Upstairs, the staircase leads to a striking galleried landing, providing access to six well proportioned bedrooms. Three of these are positioned at the front of the property, each enjoying direct sea views. The primary bedroom is particularly special, with spectacular panoramic sea views, fitted wardrobes and a private en suite shower room. The en suite includes a walk in shower, wash hand basin and WC. The family bathroom is equally well appointed, offering a large walk in shower, bath, wash hand basin with storage beneath and WC.

Approached via an impressive in and out paved driveway, secured by 6ft galvanized gates, the property offers extensive private parking. To the front, a beautifully positioned south facing terrace which creates a welcoming sociable space, perfect for al fresco dining or evening drinks, with views toward the promenade. Discreet side access leads through to the landscaped rear garden. The rear garden has been designed for both relaxation and entertaining with a generous decking area providing space for outdoor furniture, luxury five seater hot tub with multiple jets & outdoor shower. Beyond, a secondary gated entrance reveals an additional driveway which can be accessed via Marine Close. The substantial double garage measures 27'8" x 23'1". Complete with power, lighting, electric roller door and a staircase to a versatile first floor level, the garage offers exceptional space for secure parking, storage, or creative use.

LOCATION

Situated in a prime position on Worthing seafront, this home enjoys uninterrupted views over the promenade and coastline. Worthing town centre, with its extensive selection of shops, restaurants, and bars, lies just 0.5 miles away, while regular bus services run conveniently along West Parade. For commuters, West Worthing train station is located at the top of Grand Avenue, just 1 mile from the property, offering direct links to Brighton, London and beyond. Everyday amenities are also within easy reach, with Goring Road providing a variety of cafés, shops and services only a short walk away. Families will appreciate the excellent local schooling, with the property falling within the catchment area for West Park C of E Primary School, as well as several secondary schools including Worthing High School, Davison C of E, and St Andrew's Cof E.



VIEW THIS
PROPERTY ON
OUR WEBSITE

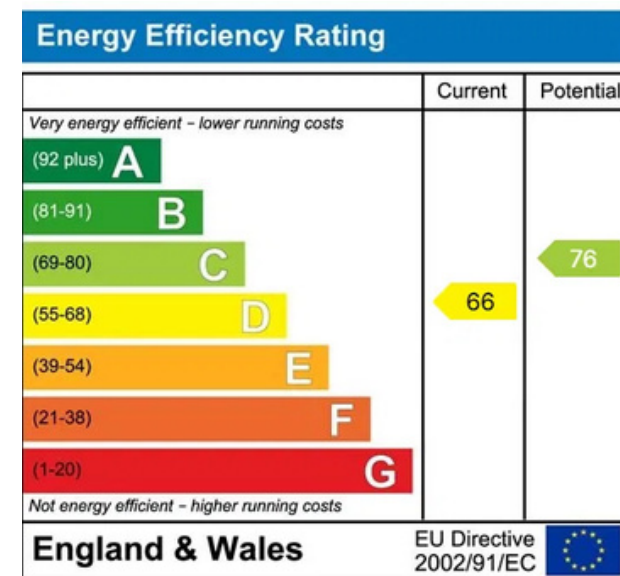


Ground Floor Building 1



Floor 2 Building 1

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.



Property Details:

Floor area (as quoted by EPC: 296 sqm)

Tenure: Freehold

Council tax band: G