



Reigate Road, Worthing, BN11

Offers Over **£550,000**





Property Type: Semi Detached House

Bedrooms: 4

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: C

- Extended Victorian Semi Detached House
- Four Bedrooms
- Open Plan Kitchen/ Living/ Dining Area
- Bay Fronted Separate Lounge
- Family Bathroom & Ensuite Shower Room
- Original Features
- Ground Floor WC
- West Facing Rear Garden
- West Worthing Railway Station Less Than 0.25 Miles Away
- Elm Grove School Catchment

We are delighted to present this beautifully maintained Victorian semi-detached home to the market. The property features four spacious bedrooms, a contemporary open-plan kitchen, living and dining area, a separate lounge, and a convenient ground floor WC. Ideally situated within the sought-after Elm Grove School catchment area, it is also just a short stroll from West Worthing station and an excellent range of local shops and amenities.





INTERNAL

The original front door opens into a welcoming entrance hall, providing access to the ground floor WC, lounge, and open plan kitchen/living area. The lounge enjoys a charming bay window, feature fireplace with log burner and bespoke fitted alcove storage. To the rear of the property, the extended open-plan kitchen and living area is bathed in natural light. There is ample space for comfortable seating and dining furniture, as well as a handy storage cupboard. The recently refitted kitchen is fitted with a range of wall and base units, an integrated dishwasher and an enclosed area with plumbing for a washing machine. It also includes fridge/freezer, a Rangemaster oven, built in wine cooler, inset sink, underfloor heating and breakfast bar. The kitchen opens seamlessly into the dining area, which benefits from west facing bi-fold doors that lead directly onto the rear garden, perfect for entertaining and family living. On the first floor, there are three double bedrooms. The primary bedroom features a bay window, fitted wardrobes, a fireplace surround and a door leading to the en-suite shower room. The en-suite includes fully tiled walls, shower above, WC, and wash hand basin. The family bathroom offers a walk-in shower, separate bath, wash hand basin, underfloor heating and WC. The top floor provides a fourth bedroom, currently used as a study, complete with built-in shelving, cupboards, and access to eaves storage.

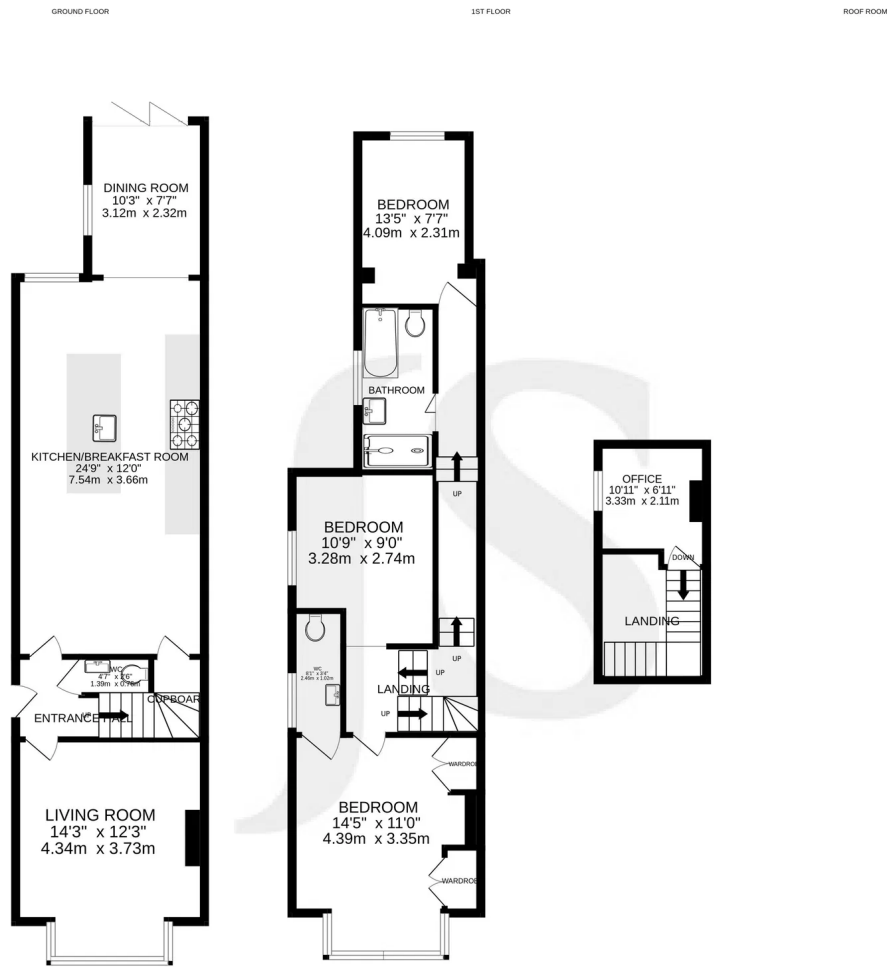
EXTERNAL

The west-facing rear garden enjoys plenty of afternoon and evening sun, making it perfect for outdoor entertaining. It features a patio area ideal for dining furniture, a section laid to lawn, raised decking to the rear, as well as a timber shed and log store. To the front, there is a welcoming pathway leading to the entrance, bordered by a brick wall, established hedging, and a neatly kept lawn.

SITUATED

The property is ideally situated on Reigate Road, less than 400 yards from West Worthing Railway Station, providing excellent transport links. Just a short walk away, Goring Road shopping parade offers a variety of coffee shops, eateries, convenience stores, and banks. The house also falls within the sought-after Elm Grove School catchment area, making it an attractive choice for families. For added convenience, regular bus services run along Goring Road, while Worthing town centre—with its wide range of shops, restaurants, and theatres—is approximately 1.4 miles away.





REIGATE ROAD WORTHING

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Whilst we endeavour to make out properties 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC