



**Sandwich Road, Worthing, BN11 5NT**

Offers Over **£650,000**





**Property Type:** Detached House

**Bedrooms:** 4

**Bathrooms:** 2

**Receptions:** 2

**Tenure:** Freehold

**Council Tax Band:** F

- Detached 1930's Family Home
- Four First Floor Bedrooms
- Large Family Living Room
- Fitted Kitchen And Utility Area
- Separate Dining Room
- Family Bathroom And En-Suite Shower Room
- Ground Floor Cloakroom / W.C
- Driveway And Garage
- West Facing Rear Garden
- Vendor Suited

Jacobs Steel are pleased to present this detached 1930s family home, ideally located in one of West Worthing's most desirable areas, close to the seafront, promenade, Marine Gardens and café, and Goring Road shops. The property offers a spacious living room, fitted kitchen with utility area, separate dining room, four well-proportioned bedrooms and two bathrooms. Additional features include a ground floor cloakroom, west-facing rear garden, driveway and garage.







## Internal

You are welcomed through double doors into a useful entrance porch, which in turn leads to an original wooden front door adorned with stained glass panels. This opens into an impressive and inviting entrance hall, featuring understairs storage cupboards and a convenient ground floor cloakroom. To the front of the property lies a generously sized formal dining room, enhanced by an open feature fireplace, perfect for entertaining. Adjacent is the bright and spacious dual-aspect living room, flooded with natural light from the east - west aspect and boasting French doors that open onto the rear garden, along with a remote-controlled feature gas fireplace and engineered oak flooring creating a warm and relaxing atmosphere. The fitted kitchen overlooks the rear garden and is well appointed with an extensive range of wall and base cabinets, ample worktop space, sink and tiled splashbacks, as well as space for a variety of appliances. This is complemented by a separate utility area providing additional plumbing and appliance space, together with useful external side access. The first-floor landing is light and airy, benefiting from a large window and loft access. From here, there are four well-proportioned bedrooms, three of which comfortably accommodate double beds. The principal bedroom enjoys fitted wardrobes and a stylish en-suite shower room comprising a generous shower cubicle, wash hand basin, WC and heated towel rail. Completing the accommodation is a contemporary family bathroom featuring part-tiled walls, an airing cupboard, corner bath with shower over, wash hand basin, WC and heated towel rail, offering a perfect balance of comfort and practicality.

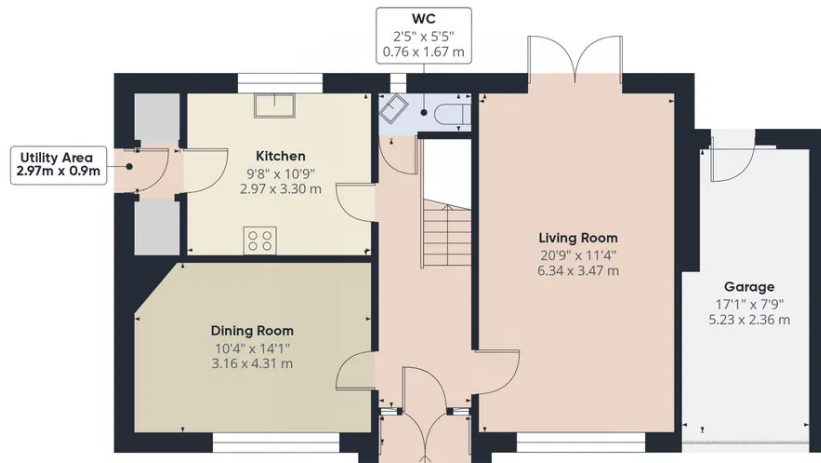
## External

Externally, a particular feature of this home is the delightfully maintained rear garden which benefits from a popular westerly aspect, mainly laid to lawn with a paved patio area—perfect for relaxing or entertaining family and friends during warmer months. At the front, there is a beautifully landscaped garden with a block-paved driveway leading to the front door and garage. The garage benefits from side-hinged doors, a pitched roof, power, lighting, and direct access to the rear garden. Additionally, there is a private paved pathway on the side of the property providing further access to the garden, along with an electric car charging point.

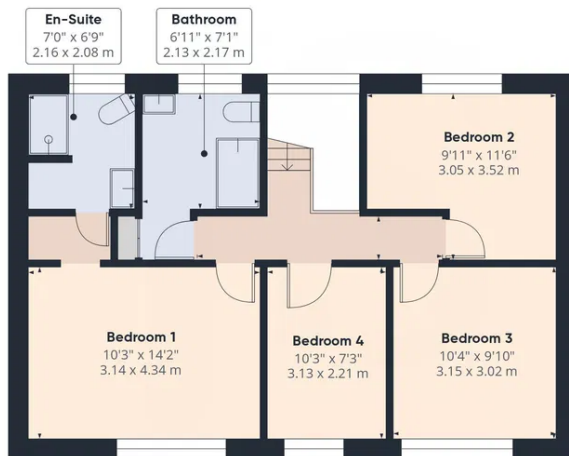
## Situated

Located in the highly sought-after area of West Worthing, this property is just 100 yards from the seafront. Excellent transport links are nearby, with bus routes along Wallace Avenue, and West Worthing High Street just a short stroll away, offering coffee shops, convenience stores, a pharmacy, and banks. The local post office on George V Avenue is around 0.5 miles from the property. Worthing town centre, with its wide range of shops, restaurants, pubs, cinemas, theatres, and leisure facilities, is approximately 1.1 miles away. Commuters will appreciate the convenience of West Worthing railway station, located about one mile from the property.





Ground Floor



Floor 1



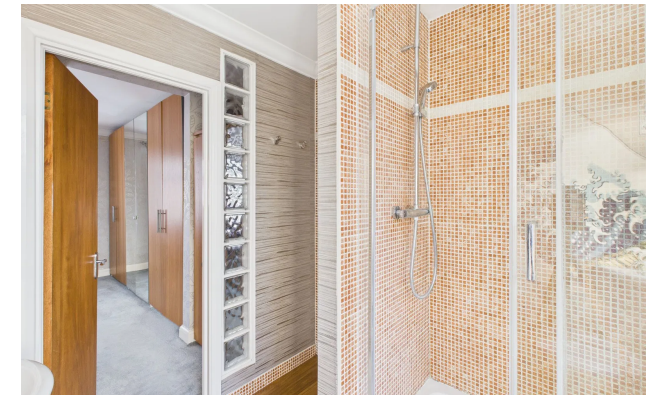
Approximate total area<sup>m</sup>

1375 ft<sup>2</sup>  
128 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Whilst we endeavour to make our 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.