



Victoria Road | Worthing | BN11 1XB  
Offers Over £575,000



Jacobs Steel are delighted to present this remarkable semi-detached family residence for sale, situated in the sought-after Worthing town centre. Within close proximity to local shops, amenities, the mainline train station, and the seafront, this spacious home features four bedrooms, a bay-fronted living room, a modern fitted kitchen, and a three-piece bathroom suite. Additionally, the property includes a generously sized self-contained annex comprising one double bedroom, a combined lounge and kitchenette, and a contemporary shower room.



## Key Features

- Semi Detached Family Home
- Four Bedrooms
- Self Contained One Bedroom Annexe
- West-Facing Bay Fronted Living Room
- Modern Fitted Kitchen
- Fitted Bathroom Suite
- Off Road Parking & Garage
- Period Features Throughout
- Desirable Worthing Town Centre Location
- Close To Local Shops, Amenities & Mainline Train Station



**5 Bedrooms**



**2 Bathrooms**



**2 Reception Rooms**

### INTERNAL

At the front of this charming house stands a porch, offering a convenient spot to take off shoes and hang coats before entering the 'L'-shaped hallway. This inviting hallway grants access to all ground floor rooms, stairs leading to the first floor, and a storage cupboard under the stairs. Facing the front garden with a large bay window is a generously sized lounge, measuring 12'2" x 11'. With a westward view, this bright and airy room is ideal for relaxation. The kitchen, located at the rear of the house, overlooks and provides access to the attractive rear garden. Recently updated, the kitchen features modern handle-less matte-finished units, contemporary worktops, and various integrated appliances. Next to the kitchen is the dining room, a spacious area suitable for a family-sized dining table, currently used as a bedroom, offering great flexibility. The property includes a side extension that spans the entire depth of the house, functioning as a self-contained annex with a sizable double bedroom, a separate open-plan kitchen/living room, and a shower room. Upstairs, there are four additional bedrooms, with the main bedroom situated at the front of the house boasting a spacious 15'3" x 9'7" area with a large bay window. The family bathroom is equipped with a white suite comprising a bath with a shower over and a hand wash basin.

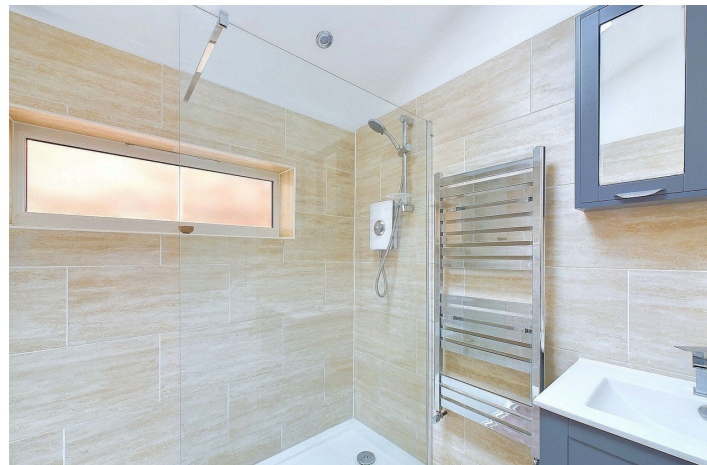
### EXTERNAL

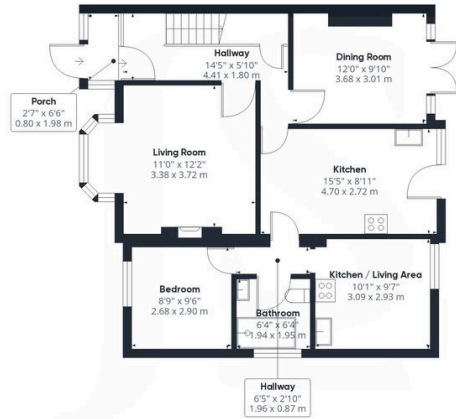
The front garden offers privacy with mature bushes bordering the space, along with a block paved driveway for off-road parking. The beautifully landscaped rear garden is low-maintenance, mainly covered in shingle with a spacious patio accessible from the kitchen. Lush shrubbery along two boundaries creates a secluded area for family enjoyment. An added convenience is the brick-built outbuilding for extra storage space.

### LOCATION

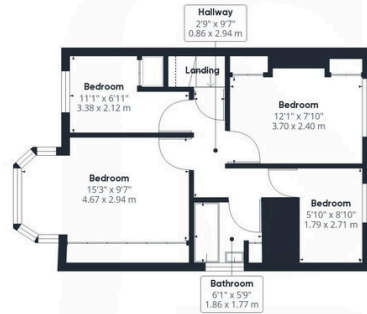
Situated In the heart of Worthing Town Centre, this attractive family home is within walking distance of the high street shops, relaxed beachfront bars and restaurants and a seafront gym with indoor pools. The town centre makes a perfect base from which to explore wider Sussex, being just over 90 minutes to London Victoria by train or 35 minutes to Brighton. For shorter distances, there are regular buses that pass through the town. Car journeys are equally as effortless, with all destinations easily reached via the A27.

Council Tax Band D





Floor 0



Floor 1



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area \*as quoted by EPC: 1302 SqFt

Tenure: Freehold

Council tax band: D

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.