



Seamill Park Avenue | East Worthing | BN11 2PU  
**£675,000**





Jacobs Steel are proud to present for sale this exceptionally well-presented and significantly extended semi-detached family home, ideally positioned on an unusually large plot on one of Worthing's most desirable and prestigious roads. Situated less than 150 metres from the beautiful Worthing seafront, this remarkable property offers not only generous internal space but also superb versatility—ideal for modern family living or multi-generational households. The layout provides scope for a self-contained annexe, offering privacy and independence for extended family or guests. The accommodation comprises four spacious double bedrooms, three bathrooms, a separate lounge/snug, and an impressive open-plan kitchen/living area, thoughtfully extended to maximise light and space with its westerly aspect. Externally, the home benefits from a west-facing rear garden perfect for evening sun, a large double garage, and ample off-road parking for multiple vehicles.





## Key Features

- Heavily Extended Semi-Detached Family Home
- Four Double Bedrooms
- Potential For Self-Contained Annexe
- Two Reception Rooms & Three Bathrooms
- Extended West Facing Open Plan Kitchen/Living Room
- Large West Facing Rear Garage
- Off Road Parking For Multiple Vehicles & Double Garage
- Less Than 150 Metres From Worthing Seafront
- Exceptionally Popular Residential Location



**4 Bedrooms**



**3 Bathrooms**



**2 Reception Rooms**

## INTERNAL

This substantial and impressively extended family home has been thoughtfully enhanced over the years, boasting a full-width rear extension and a double-height side extension that significantly increase both the living space and versatility of the layout. At the heart of the home lies a stunning west-facing open-plan kitchen and living area, stretching the entire width of the property. Measuring an impressive 23'8" x 19'6", this light-filled space is perfect for modern family life—offering ample room for dining, entertaining, and relaxing, all while enjoying views over the garden. To the front of the property, a charming bay-fronted lounge/snug offers a second reception space—ideal as a cosy retreat, reading room, or playroom. The side extension has been cleverly designed to provide even more flexibility, currently arranged as a large additional reception room, a ground floor shower room, and a utility room/kitchen. This area offers excellent potential to be transformed into a self-contained annexe, perfect for multi-generational living, guests, or even as a rental opportunity (subject to the necessary permissions). Upstairs, the first floor is home to four generously proportioned double bedrooms. The principal suite is particularly impressive, measuring 17'9" x 9'10" and featuring a luxurious en-suite bathroom complete with a double vanity unit, a Jacuzzi-style bath with shower over—ideal for unwinding in style, and a WC. The recently renovated family bathroom is finished to a high standard and includes a contemporary four-piece suite comprising a freestanding bath, walk-in shower, WC, and hand wash basin. This outstanding property offers an abundance of space, style, and flexibility—perfect for growing families or those seeking multi-use living options in a highly desirable location.

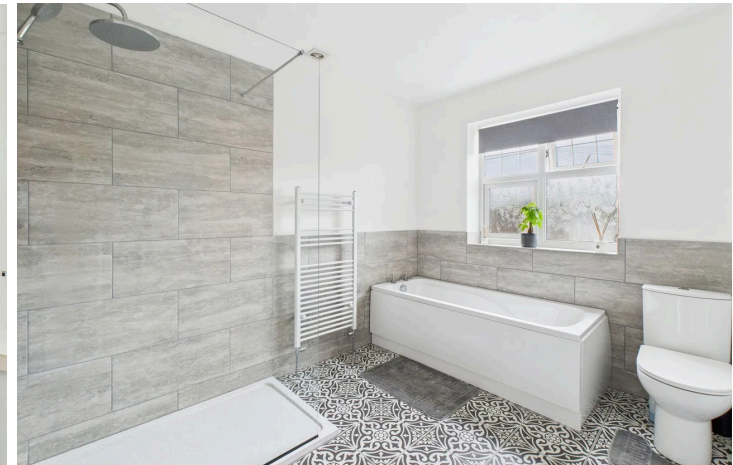
## EXTERNAL

Positioned on a generously sized plot, this beautifully presented home offers excellent outdoor space and practical features throughout. To the front, a wide block-paved driveway provides ample off-road parking for multiple vehicles, creating a welcoming and functional approach to the property. To the side, large electric wrought iron gates offer secure access to the rear of the home, adding both privacy and convenience. The block paving continues through the gated side area and leads to a substantial double brick-built garage, complete with power, lighting, and electric roller doors—making it ideal for secure parking, a home workshop, or additional storage. The west-facing rear garden enjoys plenty of afternoon and evening sunshine, with a spacious paved patio area perfect for outdoor entertaining, and a well-kept lawn providing a safe and pleasant space for children, pets, or gardening enthusiasts.

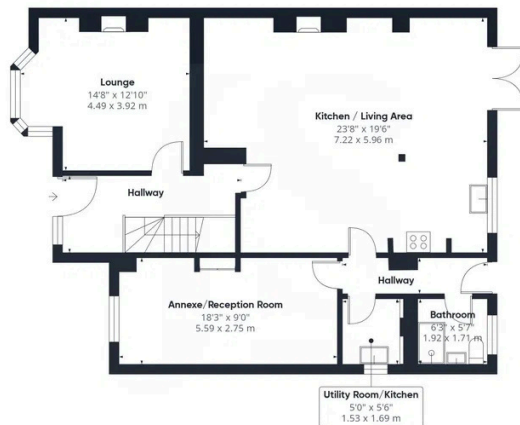
## EXTERNAL

Situated in one of Worthing's most prestigious and sought-after postcodes, this extensively extended home is perfectly located just 150 metres from the seafront and under 2km from the vibrant town centre. Residents will be spoilt for choice with an array of popular restaurants, cafés, and independent shops all within easy reach. Just a short stroll away, the award-winning Splashpoint Leisure Centre boasts two swimming pools, a state-of-the-art gym, and a relaxing spa—ideal for health and wellbeing. Families will also enjoy the abundance of nearby green spaces, including three local parks and a charming coastal-themed playground adjacent to Splashpoint. For those commuting, Worthing offers three train stations, all offering regular and convenient connections both along the coast and directly to London, making this a highly desirable location for both work and leisure.

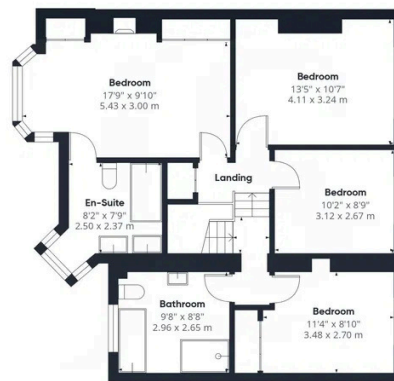
Council Tax Band E



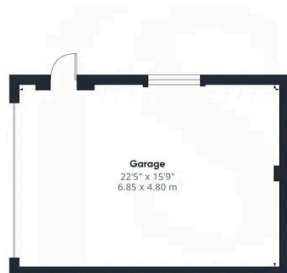
To book a viewing contact us on: 01903 206000 | [worthing@jacobs-steel.co.uk](mailto:worthing@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)



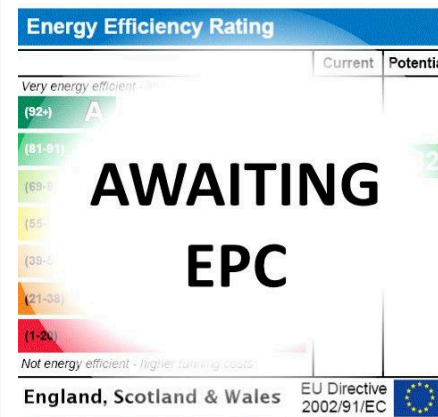
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



## Property Details:

Floor area \*as quoted by floorplan

Tenure: Freehold

Council tax band: E

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.