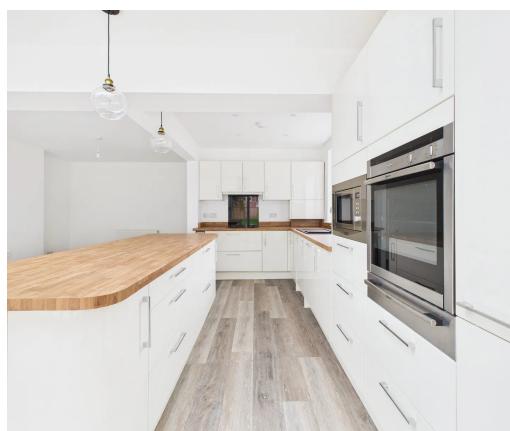




Shermanbury Road, Worthing, BN14 7HR
Guide Price **£675,000**



Property Type: Semi Detached House

Bedrooms: 5

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Imposing Semi-Detached House
- Five Bedrooms
- Open Plan Kitchen/Diner/Lounge
- Separate Bay Fronted Living Room
- Ground Floor WC, Luxury En-Suite & Family Bathroom
- Garage & Off Road Parking For Numerous Vehicles
- Beautifully Extended, Converted And Renovated
- Popular 'Gaisford District Of Worthing'
- Approx 85ft Rear Garden
- Close To Popular Schools, Shops And Transport Links

Jacobs Steel are delighted to present to market this substantial family home arranged over three floors. Having been beautifully renovated to an exceptional standard by the current owner, this impressive property offers a superb balance of style and space. The ground floor features a stunning open-plan kitchen and living area, perfect for modern family life, complemented by a separate lounge/snug. Across the upper floors, you'll find five bedrooms and two modern bathroom suites. Externally, the home benefits from a private driveway with ample off-road parking, a detached pitched-roof garage, and a delightful rear garden extending to approximately 85ft. This delightful family home is situated in the sought-after Gaisford district of Worthing and is offered for sale with no onward chain.



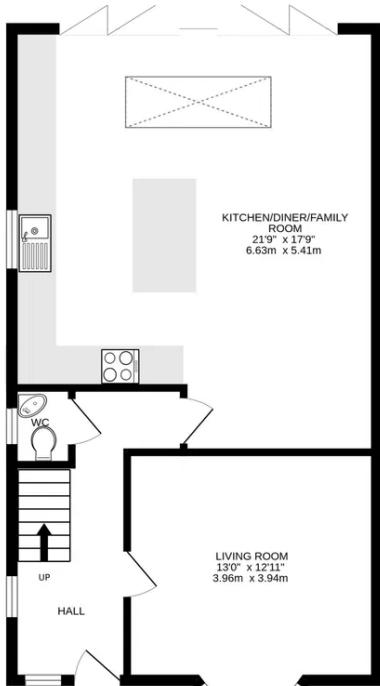
Internal: Upon entering this beautifully presented home, a contemporary double-glazed front door opens into a welcoming entrance hall, complete with understairs storage and a recently refitted ground floor cloakroom. The lounge enjoys a feature fireplace and a south-facing bay window, filling the room with natural light. A true centrepiece of the property is the impressive open-plan kitchen/dining/family room to the rear. This stunning space has been refitted to an exceptional standard, featuring a lantern roof and bi-fold doors that seamlessly connect the indoors with the garden. The stylish kitchen is equipped with a central island and an array of integrated appliances including an oven, hob, warming drawer, microwave, wine cooler and American-style fridge/freezer — ideal for both everyday living and entertaining. The first floor offers two generous double bedrooms alongside a versatile single bedroom. These are served by a luxurious family bathroom comprising of a four piece suite including a freestanding oval bath and a walk-in double shower, low level w.c and wash hand basin with drawers below for additional storage. On the second floor, the landing provides access to eaves storage and two further bedrooms. The main bedroom enjoys distant downland views and a beautifully refitted en-suite shower room with a walk-in double shower.



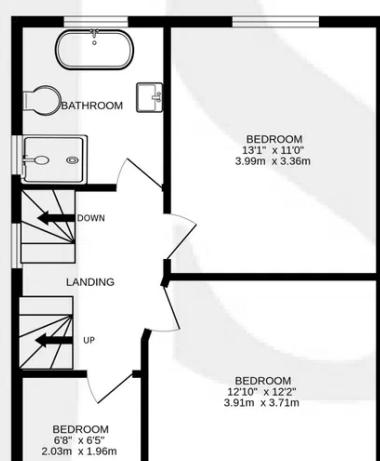
External: As every family home should, the property benefits from a private driveway providing off-road parking for numerous vehicles and in turns leads to a detached brick-built garage with a pitched and tiled roof. The impressive rear garden and measures approximately 85ft in length with a generous patio area for outdoor dining and entertaining, while the remainder is laid to lawn allowing the perfect space for children to play.

Situated In the highly sought-after Gaisford catchment area, this property is perfectly placed for families and professionals alike. Broadwater's popular shops, cafés and local amenities are just a short stroll away, while Worthing town centre is also within easy reach, offering a wide variety of shopping facilities, restaurants, pubs, cinemas, theatres and leisure attractions. For commuters, both Worthing mainline station (700m) and West Worthing station (800m) are nearby, providing excellent transport links to Brighton, London and beyond. The area is also well regarded for its schools and community feel, making it one of Worthing's most desirable locations to live.

GROUND FLOOR



1ST FLOOR



2ND FLOOR



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 purpose 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		83
(69-80) C		
(55-68) D		70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC