



**Pavilion Road  
Worthing, BN14 7EL**

**Guide Price £370,000**

**Gao**  
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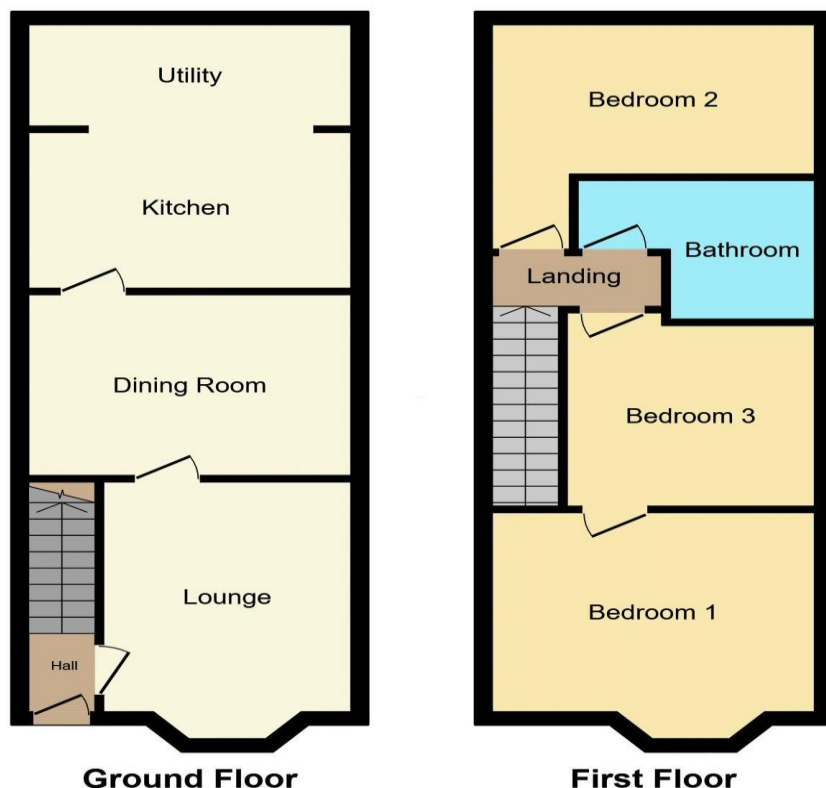


## MAIN FEATURES:

- **Spacious Well Presented Mid Terrace House**
- **Modern Kitchen/Breakfast Room Leading to Utility Area**
- **Lounge with Feature Bay Window & Separate Dining Room**
- **Three Good Size Double Bedrooms & Family Bathroom/WC**
- **Low Maintenance Rear Garden**
- **Close to Mainline Station & Town Centre**

Ideally situated in the sought-after Pavilion Road, this spacious and well-presented mid-terrace house offers an ideal blend of comfort, practicality and location—perfect for families, first-time buyers or investors alike. The accommodation is thoughtfully arranged, featuring a bright lounge with attractive bay window, creating a welcoming space to relax. A separate dining room provides the perfect setting for family meals or entertaining. To the rear, the modern fitted kitchen is both stylish and functional, leading seamlessly to a useful utility area for added convenience. Upstairs, the property boasts three good-sized bedrooms, offering flexible living space for growing families or home working, complemented by a family bathroom with WC. Outside, the low-maintenance rear garden provides a pleasant area to enjoy outdoor living without the burden of extensive upkeep.

Pavilion Road is ideally positioned within a popular residential area, well regarded for its friendly community feel. The location offers easy access to local shops, schools, parks and leisure facilities, as well as convenient transport links to Worthing town centre and the seafront. With excellent road and rail connections nearby, commuting and day-to-day travel are made simple. An appealing home in a desirable location, early viewing is highly recommended.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for GetAnOffer. Powered by www.focalagent.com

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Viewings: By appointment.**

**For further information contact us:**

**T: 01903 331031 / 0800 033 7 943**

**E: [info@getanoffer.co.uk](mailto:info@getanoffer.co.uk)**

**We're Open:**

**8am – 8pm 7 days a week**

**[www.getanoffer.co.uk](http://www.getanoffer.co.uk)**

**01903 331031**

**38a Goring Road, Worthing, West Sussex, BN12 4AD**

**[info@getanoffer.co.uk](mailto:info@getanoffer.co.uk)**

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