



**Brighton Road, Worthing, BN11 2EL**  
**£635,000**



**Property Type:** Detached House

**Bedrooms:** 3

**Bathrooms:** 2

**Receptions:** 2

**Tenure:** Freehold

**Council Tax Band:** E

- Detached Period Style Home - Built In 2014
- Three Generous Double Bedrooms
- Master Bedroom With En-Suite Shower Room
- South Facing Bay Front Lounge
- Modern Open Plan Kitchen/Diner
- Ground Floor Utility Room & Cloakroom
- Stylish Family Bathroom
- Underfloor Heating
- Secluded Frontage with Off Road Parking For Three Vehicles
- Less Than 150 Metres To Worthing Seafrost Promenade

Jacobs Steel are delighted to offer for sale this beautifully presented, detached home, perfectly positioned just 150 metres from Worthing seafrost. Built in 2014, the property features three generously sized double bedrooms, a bright bay-fronted living room, and a stunning open-plan kitchen and dining area with integrated appliances, breakfast bar, and French doors leading to a private rear garden. The ground floor benefits from underfloor heating, a utility room, and cloakroom, while the principal bedroom enjoys a modern en suite. Externally, the home offers a well-maintained rear garden, a practical garden shed, and off-street parking for up to three vehicles, with large mature trees providing a secluded frontage. Within walking distance of the town centre, shops, cafés, restaurants, Splashpoint Leisure Complex, and excellent transport links, this home offers the ideal combination of coastal lifestyle and convenience.





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**Internal** The property is accessed via a welcoming and well-proportioned entrance hall, complete with practical storage and the added comfort of underfloor heating throughout the ground floor. Positioned to the front of the house, the living room is bright and inviting, enhanced by a large south-facing bay window that allows natural light to pour in throughout the day. The room offers excellent space for a variety of seating arrangements, creating a comfortable and relaxing setting. To the rear of the property, the impressive open-plan kitchen and dining area forms the true hub of the home. Thoughtfully designed and beautifully presented, the kitchen features a modern range of wall and base units, granite work surfaces, integrated appliances, and stylish mood lighting. A breakfast bar provides casual seating, while there remains ample space for a full dining table, making the room ideal for both everyday living and entertaining. French doors open directly onto the rear garden, seamlessly connecting indoor and outdoor spaces. A separate utility room offers additional storage and laundry facilities, complemented by a convenient ground floor cloakroom. The first floor hosts three generously sized double bedrooms, all offering excellent versatility. The principal bedroom is particularly spacious, benefitting from sash-style windows, built-in storage, and ample room for further bedroom furniture. This room is served by a high-quality en suite shower room, fitted with a rainfall shower, underfloor heating, and contemporary fixtures. The remaining two double bedrooms are both well-proportioned and adaptable, ideal for guest rooms, children's bedrooms, or home office space. A stylish family bathroom completes the accommodation, featuring a bath with overhead rainfall shower, underfloor heating, and modern fittings throughout.

**External** The rear garden is attractively arranged and meticulously maintained, providing a private and inviting outdoor space, perfect for both relaxation and entertaining. A paved patio area creates an ideal setting for outdoor dining or casual seating, while the lawned section offers a versatile open space for play, gardening, or enjoying the sunshine. The garden also benefits from a practical garden shed, providing storage for tools, bicycles, or outdoor equipment and helping to keep the space tidy and organised. To the front of the property, large established trees create a sense of seclusion and privacy, enhancing the home's attractive frontage. In addition, off-street parking for up to three vehicles offers excellent convenience for both residents and visitors.

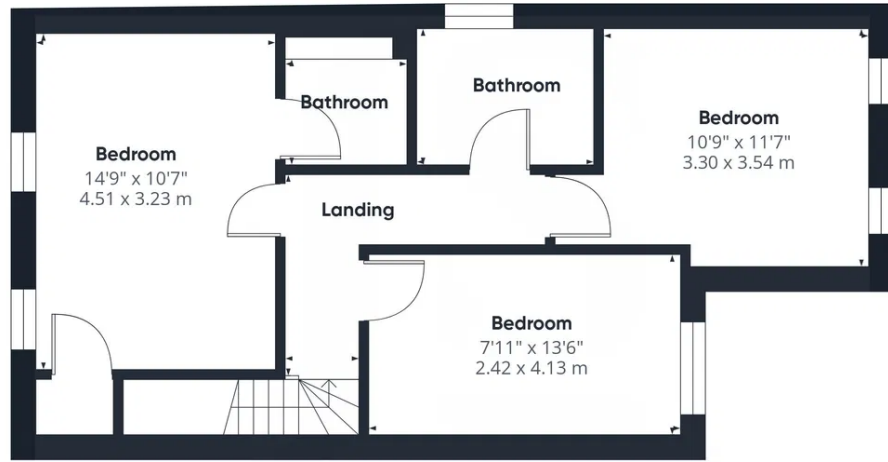
**Location** The property enjoys a highly desirable location in Worthing, just 150 metres from the seafront and within easy walking distance of the town centre. This prime setting offers the perfect combination of coastal living and everyday convenience, with a wide range of national retailers, supermarkets, independent shops, cafés, and restaurants all close at hand. Worthing's mainline railway station is also nearby, providing excellent links to Brighton, London, and beyond, making the area ideal for commuters. Just a short stroll away is the award-winning Splashpoint Leisure Complex on Brighton Road, featuring a gym, swimming pool, and a variety of fitness classes. The neighbourhood is well served by public parks and green spaces, while the nearby promenade and beach offer scenic coastal walks, cycling opportunities, and a relaxing waterside atmosphere. With its vibrant town centre, excellent transport connections, and immediate access to the seafront, this location presents a truly exceptional lifestyle opportunity in the heart of Worthing.

**Council Tax Band E**





Ground Floor



Floor 1



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.