



Angola Road, Worthing, BN14 8DT
£340,000



Property Type: Terraced House

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Council Tax Band: B

- Beautifully Renovated Three Bedroom Terraced Home
- Stunning Open-Plan Kitchen, Dining And Living Space
- Contemporary Two-Tone Shaker Style Kitchen
- Large Kitchen Island With Integrated Appliances
- Cosy Bay-Fronted Snug Lounge
- Versatile Third Bedroom Or Home Office
- South Facing Rear Garden
- Popular Residential Location
- Close To Local Shops, Amenities & Mainline Train Station
- Viewing Highly Recommended

Jacobs Steel are delighted to present this beautifully renovated and thoughtfully reimagined three-bedroom terraced home, ideally positioned within a highly convenient East Worthing location. Offering the perfect blend of character and contemporary design, the property is within easy walking distance of East Worthing mainline railway station, local amenities, parks, and a short distance from the seafront and Worthing town centre. The current owners have carried out a comprehensive programme of refurbishment throughout, creating a stylish and highly functional home arranged over two well-balanced floors. This superb property now benefits from a stunning open-plan kitchen and living space, a separate snug lounge to the front, three bedrooms, and a contemporary bathroom. Externally, the home enjoys a south-facing rear garden and a mature enclosed front garden.





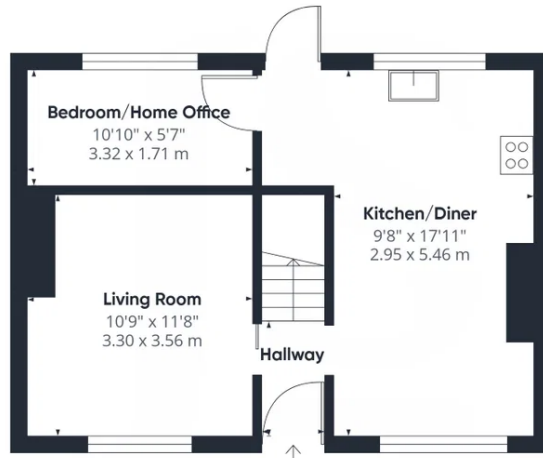
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Internal Upon entering the property, you are welcomed by an entrance hallway providing access to the principal reception spaces. To the front, a cosy and well-proportioned snug lounge offers an inviting retreat, ideal for relaxing in a quieter setting while enjoying the character of the home. Across the hallway, the property has been transformed to create a superb open-plan kitchen, dining and living space, forming the true heart of the home. Beautifully designed with a contemporary two-tone shaker style finish, the kitchen is centred around a generous island and benefits from a range of integrated appliances, combining style with practicality. A cleverly designed recessed bend provides additional storage and enhances the overall flow of the space. Flooded with natural light and opening seamlessly into the living and dining areas, this impressive room is perfect for both everyday living and entertaining. From the kitchen area, there is access to a third bedroom, which offers further versatility and could be used as a home office or additional reception space. Upstairs, the first floor hosts two generous double bedrooms. The principal bedroom is particularly impressive, featuring elegant deep green panelled walls and floor-to-ceiling fitted wardrobes, creating a luxurious and calming retreat. The second double bedroom is also well-proportioned and benefits from built-in storage. The accommodation is completed by a contemporary family bathroom, fitted with a bath with shower over, WC and hand wash basin, finished in a modern and tasteful style.

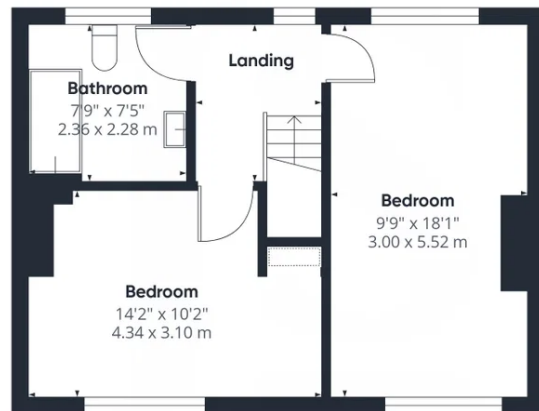
External To the front, the property is set behind an enclosed garden bordered by a brick wall, providing a neat and welcoming approach. The rear garden is a particular feature, enjoying a desirable south-facing aspect. It is mainly laid to lawn with well-stocked shrub borders, offering a pleasant and private outdoor space ideal for relaxing or entertaining. A useful garden store provides additional storage, and a rear gate offers convenient access, ideal for bicycles and everyday use.

Location Set within a highly convenient position in East Worthing, this property is ideally placed for a wide range of local amenities, including shops and services on Dominion Road approximately a short walk away. Worthing seafront is within easy reach, while the town centre lies just over a mile away, offering an excellent selection of restaurants, cafés, bars, theatres, cinemas, and leisure facilities. The area is well served by green spaces and parks, creating a pleasant residential environment. For commuters, East Worthing mainline railway station is within walking distance, providing direct links along the south coast and towards London, making this an excellent choice for both families and professionals alike.





Ground Floor



Floor 1



Whilst we endeavour to make our 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 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

