



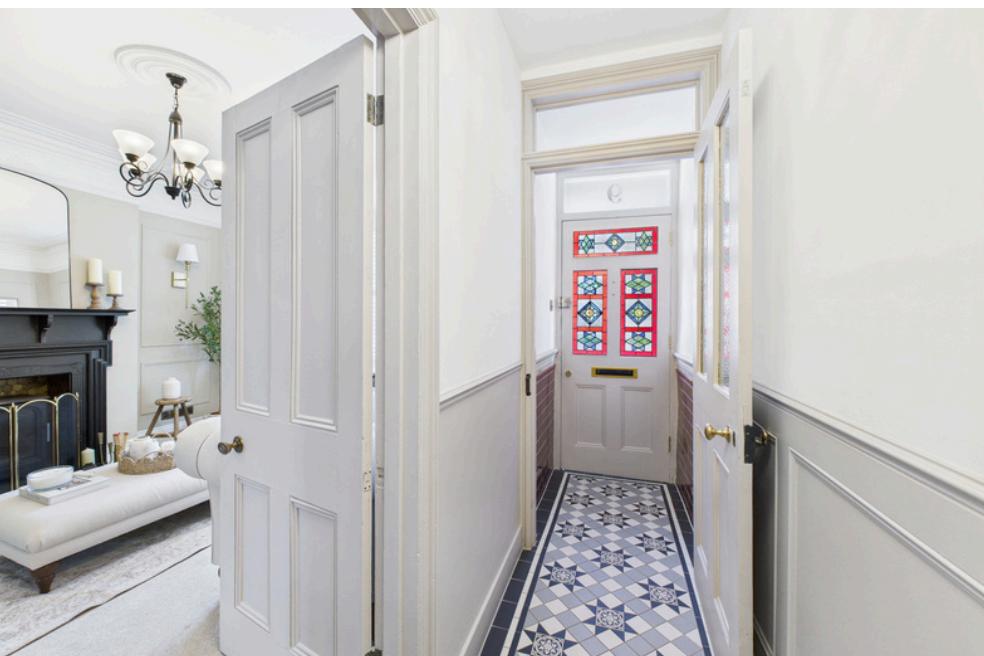
Highfield Road, Worthing, BN13 1PX

Offers Over £625,000

**JS**  
Jacobs | Steel



We are pleased to present this beautifully extended and fully refurbished period-style, semi-detached home, offering a perfect blend of timeless character and modern convenience. The property features four well proportioned bedrooms, two spacious reception rooms, stylishly appointed kitchen/breakfast room, contemporary family bathroom and an en-suite shower room. Thoughtfully updated throughout, the home retains charming period details while benefiting from high-quality modern finishes. Externally, the property boasts a landscaped west-facing rear garden, ideal for outdoor entertaining and enjoying afternoon sun. Located within walking distance of local schools and amenities, this superb home is perfectly positioned for family living.



# Key Features

- Extended Semi Detached House
- Four Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen/ Breakfast Room
- Bathroom & Separate WC
- Ensuite Shower Room
- West Facing Rear Garden
- Fully Refurbished throughout
- Close To Local Schools
- Walking Distance To Local Amenities



**4 Bedrooms**



**2 Bathrooms**



**2 Reception Room**

## INTERNAL

A beautiful stained glass feature window enhances the welcoming front door, which opens into a bright entrance. A secondary door leads into the main entrance hall, showcasing elegant period-style tiled flooring, bespoke shelving, and access to both reception rooms and the kitchen/breakfast room. The first reception room is a cosy and characterful space, featuring a bay-fronted window and a log burner, with an opening connecting to the second reception room. This adjoining room includes a decorative fireplace surround and direct access to the rear garden, creating a natural flow between indoor and outdoor living. The stunning re-fitted kitchen/breakfast room is both functional and stylish, featuring a range of wall and base units, integrated dishwasher and washing machine, butler sink with instant hot water tap and space for a fridge/freezer. A high-end induction Rangemaster oven with fitted extractor adds a professional touch. The kitchen also includes a breakfast bar, log burner with fireplace surround, additional storage. The dining area offers ample space for a table and chairs, with bi-fold doors opening onto the rear garden and double doors to the side. Electric Velux windows with rain sensors flood the space with natural light. On the first floor, there are three well-proportioned bedrooms. The primary bedroom, located at the front, features a bay window, built-in wardrobes, and fitted bedside lighting.

The second bedroom also offers built-in wardrobes and a fitted dressing table, while the third bedroom is set to the rear. The stylish bathroom includes a roll-top bath with mixer taps and shower attachment and a wash hand basin with built-in storage. A separate WC is located adjacent to the bathroom. The second floor leads to the fourth bedroom, a spacious and private retreat complete with an en-suite shower room.

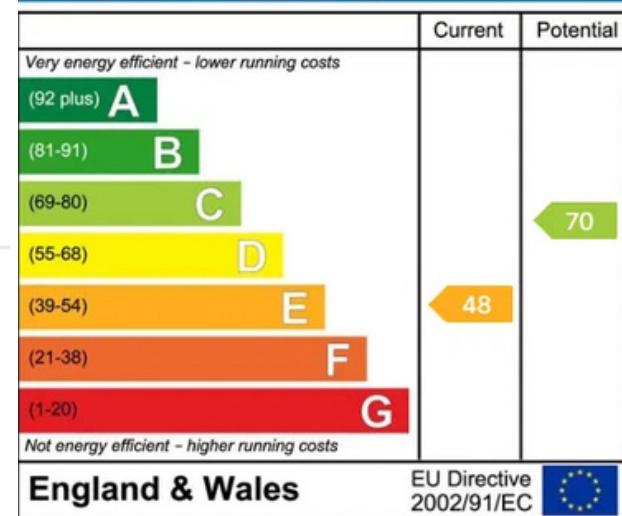
## EXTERNAL

To the front of the property, a charming tiled pathway leads to the entrance, flanked by shingled sections for low-maintenance appeal. A timber side gate provides convenient access to the rear garden. The west-facing rear garden is a true highlight, designed for both relaxation and entertaining. It features an artificial lawn, raised flower beds and a spacious patio area, ideal for outdoor dining and enjoying the afternoon sun. Stylish outdoor feature lighting enhances the ambiance, while a generously sized storage workshop, complete with power and lighting, offers excellent versatility for hobbies or additional storage needs.





### Energy Efficiency Rating



## Property Details:

Floor area (as quoted by EPC: 144 sqm)

Tenure: Leasehold

Council tax band: D

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.