

Kingsland Road, Worthing, BN14 9ED

£475,000

Jacobs | Steel



Property Type: Semi Detached House

Bedrooms: 4

Bathrooms: 1

Receptions: 2

Council Tax Band: D

- Beautiful Semi-Detached Family Home
- Four Bedrooms Offering Flexible Family Living
- Stunning Open-Plan Kitchen/Dining Room
- Bright Bay-Fronted Living Room With Character Features
- Spacious Conservatory Overlooking South Facing Rear Garden
- South Facing Rear Garden Ideal For Entertaining
- Private Driveway Providing Off-Road Parking
- Walking Distance To Worthing Mainline Railway Station
- Sought-After Broadwater Location Close To Amenities
- Close To Highly Regarded Schools, Parks & Shops









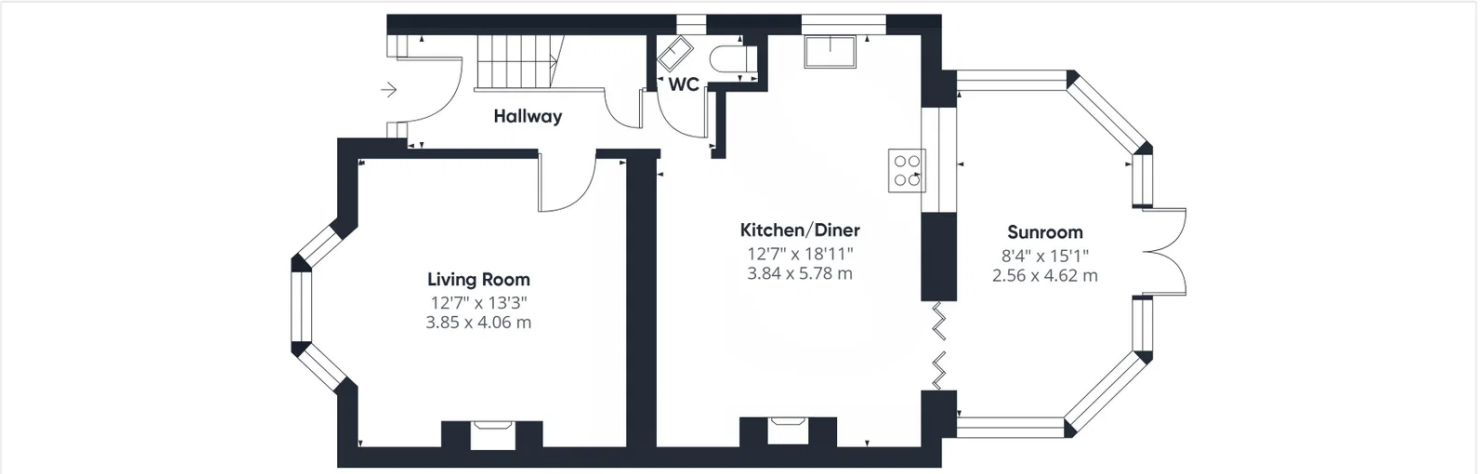


Internal Upon entering the property, you are welcomed by a bright and inviting entrance hall featuring stripped original wood flooring, adding warmth and character from the outset. The ground floor accommodation is both spacious and well-balanced, ideal for everyday family life and entertaining alike. Positioned to the front of the property, the attractive bay-fronted living room is beautifully presented and enjoys an abundance of natural light, further enhanced by original style features including picture rails, coving, and exposed wood flooring, while a feature gas fireplace creates a cosy focal point to the room. To the rear of the property lies the impressive open-plan kitchen/dining room, undoubtedly the heart of the home. Fitted with a range of base units and ample worktop space, the room provides generous space for dining and entertaining, with double glazed windows to both the side and rear allowing natural light to flood through. The accommodation flows seamlessly into the spacious conservatory, creating an excellent additional reception area overlooking the garden. The conservatory benefits from a pitched UPVC roof, plumbing for utilities, and double glazed doors opening directly onto the rear patio, perfectly blending indoor and outdoor living. The ground floor is completed by a convenient downstairs WC. Upstairs, the first floor landing leads to four bedrooms, including an impressive principal bedroom with a large bay window to the front and exposed original wood flooring. Two further well-proportioned bedrooms provide comfortable accommodation, while the fourth bedroom offers versatility as a nursery, study, or home office. The family bathroom is fitted with a corner jet bath with shower over, vanity wash hand basin, WC, and tiled walls and flooring, creating a practical and stylish space.

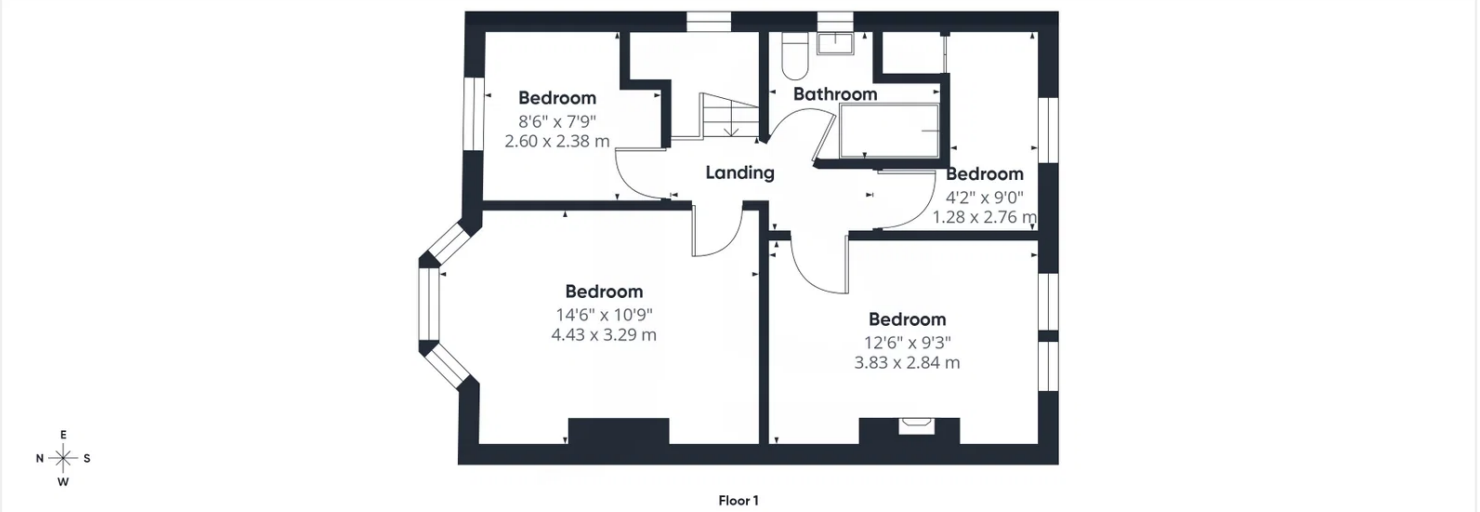
External The property benefits from excellent kerb appeal, with a private driveway to the front providing off-road parking for one vehicle. Side access leads through to the beautifully maintained South facing rear garden, a true feature of the home and ideal for enjoying the sunshine throughout the day. The garden is enclosed by wall and fencing, offering both privacy and security, while a generous patio area provides the perfect setting for outdoor dining and entertaining. Beyond the patio, the garden is mainly laid to lawn with mature planting, alongside useful additions including a storage shed and Wendy house, making it an ideal family garden.

Location Situated within the highly sought-after Broadwater district of Worthing, this property enjoys a convenient and family-friendly location close to an excellent selection of local amenities. Broadwater Village offers a variety of independent shops, cafés, restaurants, and everyday conveniences, while several highly regarded schools and nearby parks make the area particularly popular with families. Worthing town centre and seafront are both within easy reach, offering a wider range of shopping, leisure, and recreational facilities. For commuters, Worthing's mainline railway station is conveniently accessible, providing regular services along the south coast and direct links to London.

Council Tax Band D



Ground Floor



Floor 1







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 your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made 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.

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