



**Bath Road, Worthing, BN11 3PG**

Offers Over **£1,000,000**



**JS**  
Jacobs Steel

**Property Type:** Detached House

**Bedrooms:** 6

**Bathrooms:** 2

**Receptions:** 3

**Tenure:** Freehold

- Substantial Detached Family Residence
- Beautiful South Facing Rear Garden
- Over 2,500 Sq. Foot arranged over three levels
- Six Double Bedrooms
- Two Reception Rooms And Conservatory
- Modern Shaker Style Kitchen
- Two Bathrooms
- Ground Floor W.C And Separate Utility Room
- Garage & Driveway
- No Onward Chain

An impressive and substantial 1930s detached family home, ideally located within one of West Worthing's most desirable postcodes, just moments from the seafront and promenade and within easy walking distance of Worthing town centre. Arranged over three floors, the property offers in excess of 2,500 sq ft of versatile accommodation, comprising six generous double bedrooms, two bathrooms, two well-proportioned reception rooms and a large modern kitchen. Further benefits include a ground floor cloakroom, separate utility room, garage and a beautifully maintained south-facing rear garden. Offered to the market with no onward chain, this exceptional home is ready for immediate occupation and perfectly suited to growing families or those seeking





### Internal:

A charming wooden front door welcomes you into an enclosed porch, opening through to an impressive and spacious reception hallway that sets the tone for the rest of this elegant home. From here, doors lead to all principal rooms, while a staircase rises to the first and second floors. The ground floor showcases two beautifully proportioned bay-fronted reception rooms, currently arranged as a formal dining room overlooking the front garden and a wonderfully light living room that flows effortlessly into a generous, south-facing conservatory—an ideal space to relax and enjoy the garden throughout the year. The heart of the home is the stylish and contemporary kitchen, which is comfortably large enough to accommodate a dining table and chairs. From the undermount sink there is a delightful outlook across the rear garden. The kitchen is fitted with an abundance of crisp white Shaker-style cabinetry and coordinating work surfaces, complemented by a comprehensive range of high-end integrated Neff appliances including dual electric ovens, hob, extractor, fridge freezer, microwave and dishwasher. Adjoining the kitchen is a highly practical utility room, providing further storage and space for additional appliances. The ground floor accommodation is completed by a dedicated home study and a conveniently positioned cloakroom/WC. The first floor offers four generously sized double bedrooms, with the two principal rooms enjoying classic bay windows—an enduring and much-loved feature of a 1930s family home. The main bathroom is rich in character, benefiting from original lead-lined windows and a luxurious four-piece suite comprising a corner bath, walk-in shower, WC and a vanity wash hand basin. Adjacent to this is a second shower room fitted with a walk-in shower, wash hand basin and WC. On the second floor, two further double bedrooms provide flexible accommodation and are enhanced by delightful southerly sea views, adding a fitting flourish to this substantial and beautifully arranged family home.

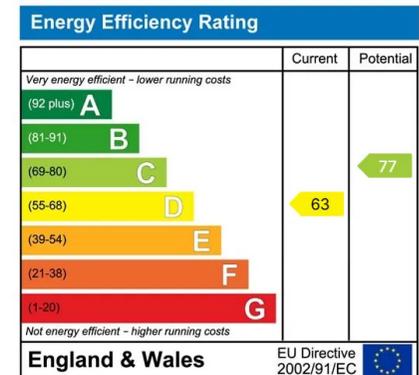


### External:

To the front, the property features a well-presented landscaped garden with off-road parking leading to the garage, which is fitted with an up-and-over door. Timber gates provide useful side access through to the rear garden. The rear garden is a particularly attractive feature, benefiting from a south-facing aspect and generous size. It is mainly laid to lawn with neatly landscaped borders, a large patio area suitable for outdoor seating, and includes a summer house, timber shed and playhouse, offering a practical yet enjoyable outdoor space.

### Situated:

Ideally positioned in one of West Worthing's most sought after postcodes, this superb home enjoys an enviable coastal setting while remaining wonderfully convenient for everyday life. A pleasant stroll leads to the independent shops, cafés and amenities of Heene Road, with a wider range of facilities available along Goring Road, less than a mile away. Worthing Town Centre lies approximately three-quarters of a mile from the property and offers a vibrant array of shopping, restaurants, pubs, cinemas, theatres and leisure facilities, perfect for both daily needs and relaxed weekends. For those commuting, West Worthing Station is around a mile away, while frequent bus services along Grand Avenue and West Parade provide excellent transport links throughout the town and beyond.



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.