



Livesay Crescent, Worthing, BN14 8AS
£500,000



- Semi Detached Family House
- Three Bedrooms
- Two Reception Rooms
- Fitted Bathroom
- Huge Scope For Potential Extension (Subject To The Appropriate Permission)
- Off Road Parking & Garage To The Rear
- South Facing Rear Garden
- Good School Catchment
- Close To Local Shops, Amenities & Mainline Train Station
- No Ongoing Chain

Jacobs Steel are delighted to offer for sale this rarely available and spacious semi detached family home, situated in this quiet residential road in the highly sought after Broadwater location close to local shops, amenities and in good school catchment. The house boasts three bedrooms, two reception rooms, fitted kitchen & bathroom, south facing rear garden, garage, off road parking and sold with no ongoing chain.





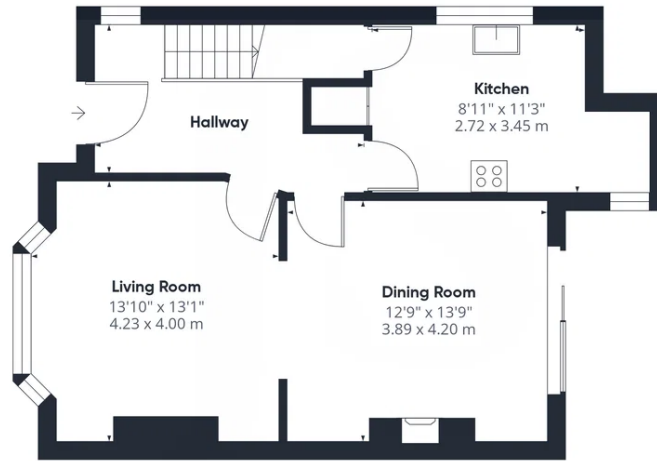
Internal The covered front entrance opens into a welcoming hallway, providing access to all ground-floor rooms, stairs rising to the first floor, and convenient space for hanging coats and storing shoes. The living and dining rooms are positioned at the front and rear of the property, respectively. Although separate, the two rooms are connected by an open doorway, creating a natural flow between the spaces. The rooms measure 13'10" x 13'1" and 12'9" x 13'9", with the dining room benefiting from double-glazed patio doors opening directly onto the south-facing rear garden. Adjoining the dining room is a spacious kitchen, fitted with an array of wall and floor-mounted units, offering ample storage and plenty of space and provision for a range of white goods. A large storage cupboard provides additional practicality, while a rear door leads out to the convenient side access. Stairs rise to the first floor, where there are three generously proportioned bedrooms. The two larger bedrooms, positioned at the front and rear of the property, measure 11'8" x 13'8" and 11'9" x 13'10". Both double bedrooms benefit from floor-to-ceiling fitted wardrobes and offer ample space for a double bed alongside additional freestanding furniture. Completing the first floor is the principal family bathroom, fitted with a full four-piece suite comprising a corner shower, bath, WC and wash hand basin.

External To the front of this charming home is a paved garden providing off-road parking for one vehicle, complemented by a variety of mature plants and shrubs. The south-facing rear garden is predominantly laid to lawn, with a paved pathway leading to a shingled patio area at the rear and providing access to the garage. The garden is further enhanced by a wide selection of established shrubs and planted borders, along with the added convenience of gated side access.

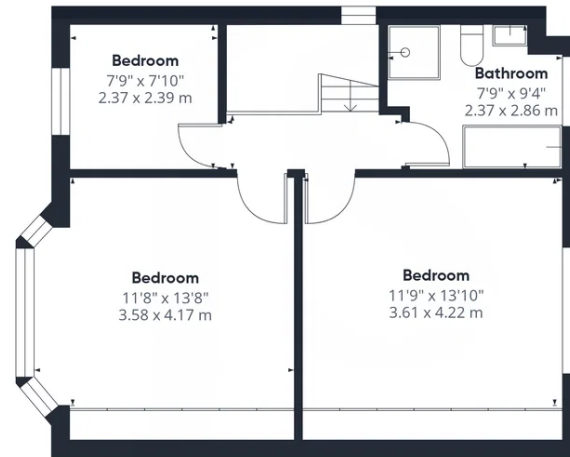
Situated in a highly sought-after residential location, this property enjoys the convenience of being just half a mile from Broadwater Village Centre, offering a range of local shops, cafes, and everyday amenities. Worthing Town Centre, with its extensive array of shopping facilities, restaurants, and leisure options, is also within approximately 0.5 miles, making this an ideal spot for those seeking both community charm and town centre access. For commuters and travellers, Worthing Central train station is located less than 0.5 miles away, providing excellent rail connections to Brighton, London, and beyond. Families will also appreciate the close proximity to well-regarded local schools catering to all age groups. In addition, regular bus services pass nearby, offering easy access to surrounding districts and the wider area. This well-connected location combines convenience, comfort, and lifestyle in equal measure.

Council Tax Band D





Ground Floor



Floor 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 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.