



Westbourne Avenue, Worthing, BN14 8DE

£485,000



Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Council Tax Band: D

- Period Semi-Detached Family House
- Three Well-Proportioned Bedrooms
- Three Versatile Reception Rooms
- Fitted Kitchen
- Fitted Bathroom & Separate Toilet
- Well Presented Throughout
- Landscaped Rear Garden
- Brick Built Garage
- Less Than 1000m To Worthing Town Centre
- Close To Local Shops, Amenities & Mainline Train Station

Jacobs Steel are delighted to offer for sale this well-presented and deceptively spacious semi-detached family home. Perfectly positioned close to a wide range of local shops and amenities, the mainline train station, highly regarded schools and Worthing town centre, this property offers both convenience and an excellent lifestyle opportunity. The accommodation is arranged over two floors and comprises three well-proportioned bedrooms and a modern family bathroom. On the ground floor, the home benefits from three versatile reception rooms, providing flexible living and entertaining space to suit a variety of needs, along with a fitted kitchen offering ample storage and worktop space. Externally, the property boasts



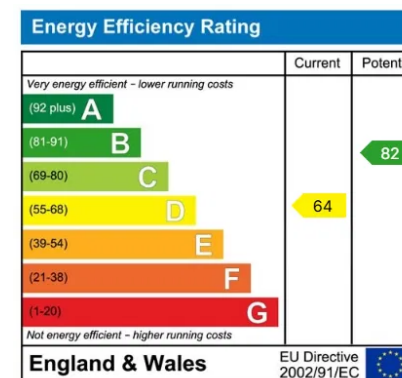
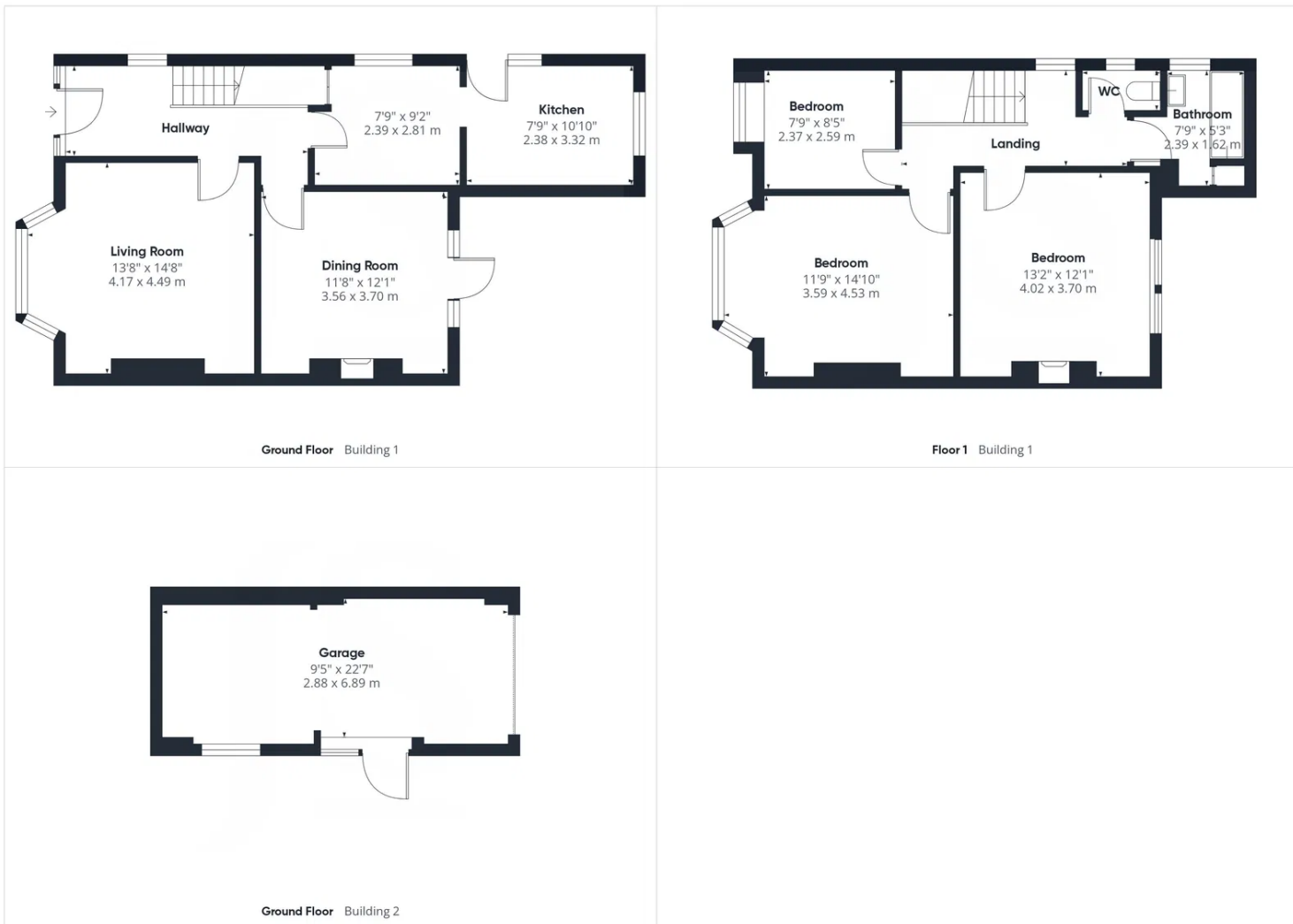


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Internal A covered front door, flanked by two windows to the front of the property, opens into a welcoming and light-filled entrance hallway. The hallway provides access to all ground floor rooms, features stairs rising to the first floor, and benefits from a useful understairs storage cupboard. There are three versatile reception rooms, offering excellent flexibility for living, dining, home working or entertaining. The front reception room is a particular highlight, featuring a charming bay window and a wealth of period features including a ceiling rose, decorative cornicing, picture rails and an attractive fireplace complemented by a gas fire with a wooden surround. The remaining reception rooms provide generous additional living space and enjoy pleasant views over the garden. The kitchen has been fitted with a comprehensive range of floor and wall mounted units, offering ample storage and worktop space, along with space and provisions for white goods. Positioned adjacent to the two rear reception rooms, the kitchen offers an excellent opportunity to be opened up to create a larger open-plan kitchen/family space, subject to the necessary consents. To the first floor, the property comprises three well-proportioned bedrooms, all offering comfortable accommodation. These are served by a family bathroom fitted with a bath and shower over and a hand wash basin, with a separate adjacent WC.

External The property has a well-maintained rear garden, creating a private and inviting outdoor space perfect for dining, entertaining, or relaxed family enjoyment. Designed with both style and practicality in mind, the garden is easy to maintain while still providing a generous degree of privacy, making it an ideal retreat during warmer months. Paved and lawned areas offer versatility for seating, play, or gardening, while mature shrubs and plants add color and interest throughout the year. Adjacent to the garden is a brick-built garage, providing secure parking, additional storage, or the potential for a workshop or hobby space.

Location Positioned on the popular residential road of Westbourne Avenue, the property enjoys a highly convenient and sought-after location within Worthing. The town centre is approximately half a mile away and offers a comprehensive range of shopping amenities, cafés, restaurants, pubs,



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.