

**JACKSON
GRIFFITHS**
— ESTATE AGENTS —

Reigate Road, Worthing, BN11 5NE
Worthing

Fixed Price
£475,000

LOCATION

Situated in the ever-popular west side of Worthing, Reigate Road is a highly regarded residential location, ideally positioned for convenient access to a wide range of local amenities. The nearby Goring Road shopping parade offers an excellent selection of independent shops, cafés, bars, pubs, restaurants, supermarkets and everyday conveniences, while Worthing town centre, with its comprehensive shopping, leisure facilities and seafront promenade, is within easy reach. West Worthing railway station is just a short walk away, providing direct services to Brighton, Chichester, Portsmouth and London Victoria, making the area particularly appealing to commuters. Regular bus routes also serve the surrounding area, and the A27 and A24 are easily accessible for travel further afield. The property is well placed for a number of highly regarded local schools, parks and recreational facilities, with the beach and promenade less than a mile away, offering the perfect setting for coastal walks and outdoor leisure. Combining excellent transport links, a vibrant community and proximity to both the seafront and local amenities, Reigate Road remains one of Worthing's most desirable residential addresses.



THE PROPERTY

- Semi Detached Family House
- Three Bedrooms
- Fitted Family Bathroom | Ground Floor WC
- Elm Grove Catchment
- Westerly Aspect Rear Garden
- Private Driveway
- Chain Free
- Extended fitted kitchen
- Formal Dining Room | Conservatory
- Bay-Fronted Living Room

A double-glazed entrance porch leads into the welcoming hallway, featuring laminate flooring, the original stained-glass front door, and useful understairs storage housing the meters and consumer unit.

To the front of the property is a bright living room with a bay window, grey fitted carpet, a character gas fireplace, and fitted shelving. The separate dining room retains its original feature fireplace, with original French doors opening directly into the conservatory, creating a wonderful flow between the reception spaces. The conservatory enjoys views over the rear garden and features double-glazed French doors opening onto the patio, providing an ideal additional reception area for relaxing or entertaining.

The extended kitchen is fitted with a range of wall and base units providing excellent storage, complemented by generous worktop space, tiled splashbacks, a one-and-a-half bowl sink, laminate flooring, a Velux roof window allowing plenty of natural light and a door providing access to the side passage. There is space for a free-standing double height fridge/freezer, washing machine, and tumble dryer along with plumbing for a dishwasher. Completing the ground floor accommodation is a convenient ground floor WC and is fitted with a wash hand basin, laminate flooring, tiled splashbacks, and a window for natural ventilation.

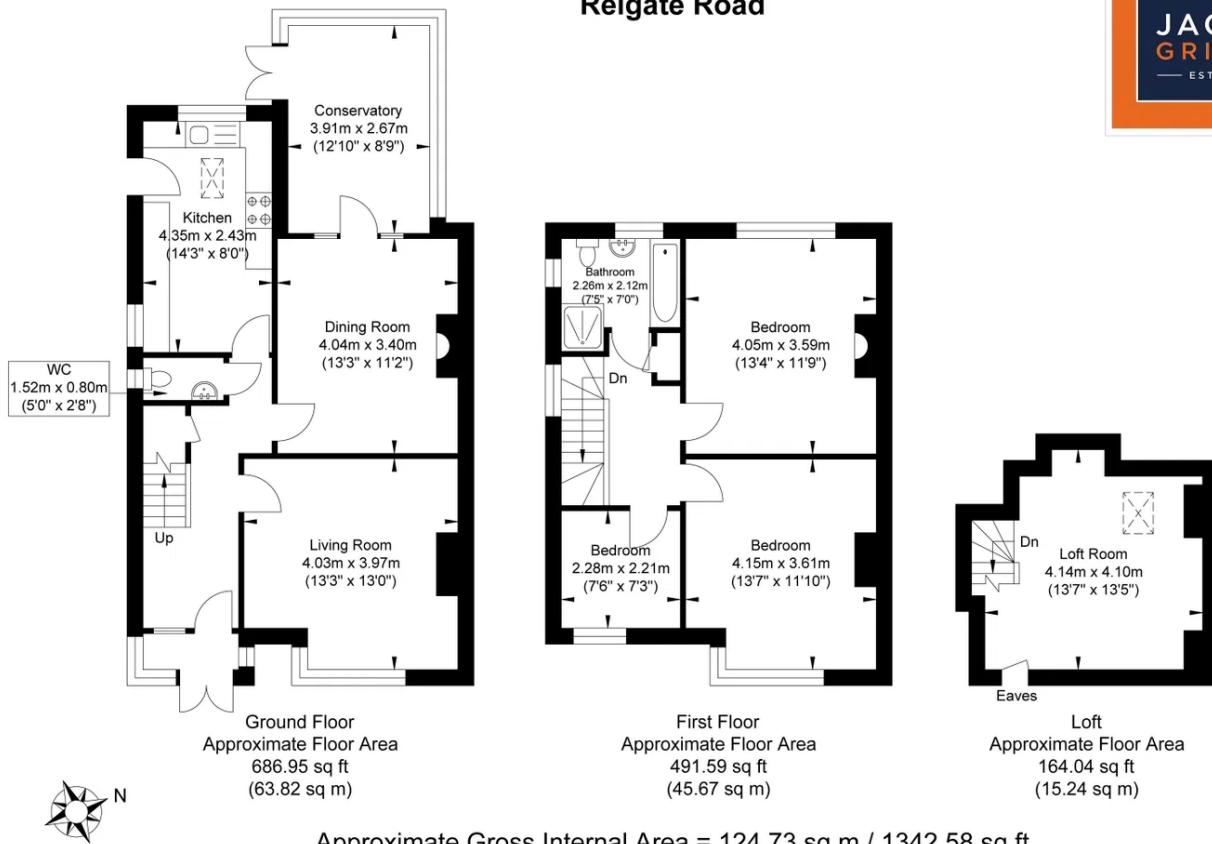
Upstairs, the landing and staircase, along with the third bedroom, benefit from newly laid carpets. The landing also features a built-in storage cupboard (fitted radiator in cupboard) and window. There are three bedrooms, including a generous principal bedroom with a bay window, a second double bedroom with an original feature fireplace, and a well-proportioned third bedroom offering space for a single bed and wardrobes. The family bathroom comprises a bath, separate shower, WC, and wash hand basin. There is also a boarded loft room which provides valuable additional space, complete with carpeting, power, a Velux window, and access to eaves.

Outside, the front of the property offers off-road parking alongside a low-maintenance shingled garden along with side access to an enclosed westerly aspect rear garden and features a paved patio, lawn, mature shrubs and outside tap, making it an ideal space for relaxing and outdoor entertaining.





Reigate Road



Additional information:

Should a purchaser have an offer accepted on a property marketed by us, they will be required to complete an identification check in line with Anti Money Laundering Regulations. This is a legal requirement and is carried out via a specialist third-party provider. The cost is £50 inc. VAT per purchaser, payable in advance once an offer is agreed and prior to the sales memorandum being issued. This fee is non-refundable.

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



Viewing

Strictly by appointment through Jackson Griffiths

01903 802772 | info@jacksongriffiths.co.uk

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.

**JACKSON
GRIFFITHS**
— ESTATE AGENTS —