



Pembury Road, Worthing, BN14 7DN
£550,000



- Semi Detached Period Home
- Four Bedrooms
- Open Plan Modern Kitchen/Diner
- Ground Floor W/C
- West Facing Landscaped Rear Garden
- Very Well Presented Throughout
- A Wealth Of Characterful Features Throughout
- Popular Residential Location
- Good School Catchment
- Close To Shops, Amenities & Mainline Train Station

Jacobs Steel are delighted to sell this beautifully renovated four-bedroom period semi-detached home on Pembury Road in Broadwater. Stylishly modernised throughout while retaining character features, the property offers superb family living space in a highly sought-after location. The standout open-plan kitchen, dining and family room features matte grey cabinetry, black quartz worktops, integrated appliances and a peninsula breakfast bar. To the front, a bay-fronted lounge with plantation shutters, feature fireplace and ceiling rose provides a charming reception space. Upstairs offers four well-proportioned bedrooms, including three generous doubles, plus a contemporary family bathroom with walk-in shower. Outside is a west-facing rear garden with useful storage, outbuildings and gated side access. Close to schools, shops, transport links, Worthing town centre and the seafront, this is a superb family home in a prime Broadwater location.





Internal Positioned at the front of the property, the bay-fronted lounge is a bright and elegant reception room, beautifully blending period character with modern styling. Attractive features include a central fireplace with a decorative wooden surround, a feature ceiling rose and plantation shutters to the bay window, creating a warm and inviting space for both relaxing and entertaining. A particular highlight of the home is the impressive open-plan kitchen, dining and family room spanning the rear of the property. Created by opening up the former second reception room and kitchen, this superb living space has been thoughtfully designed to suit modern family living, offering ample space for cooking, dining and socialising. Large windows and direct access to the rear garden allow natural light to flood the room, enhancing the sense of space throughout. The contemporary kitchen is fitted with a stylish range of matte grey wall and base units, complemented by black quartz worktops and matching upstands. A peninsula island breakfast bar provides additional preparation space and informal seating, while a range of integrated appliances contribute to the sleek and modern finish. A ground floor WC provides added convenience for family living and visiting guests. The first-floor landing provides access to four well-proportioned bedrooms. The principal bedroom is an impressive bay-fronted double room measuring 14'9" x 12'4". Bedrooms two and three are comfortable double bedrooms enjoying pleasant views over the rear garden, with one further benefiting from an attractive bay window. The fourth bedroom is a well-proportioned single room, offering excellent versatility as a nursery, child's bedroom, dressing room or home office. Completing the first-floor accommodation is a contemporary family bathroom fitted with a modern suite comprising a full walk-in shower, wash hand basin and complementary fittings, creating a stylish and practical space for everyday use.



External Occupying a generous plot, the property enjoys excellent kerb appeal with an established front garden featuring mature shrub borders and a pathway leading to the front entrance. The westerly aspect rear garden has been designed for ease of maintenance and is predominantly laid to paving, providing an ideal space for outdoor seating, dining and entertaining. The design creates distinct areas to enjoy throughout the day, while a wooden shed offers excellent storage or workshop potential. There is also gated side access connecting the front and rear of the property.

Location Pembury Road is a popular residential road situated in the sought-after Broadwater area of Worthing, offering an excellent balance of convenience and community. A wide range of local amenities can be found nearby, including shops, cafés, supermarkets and everyday services within Broadwater Village, while Worthing town centre provides an extensive selection of retail, leisure and dining facilities. The area is particularly popular with families due to its proximity to a number of well-regarded schools and recreational facilities. Excellent transport links are also close at hand, with regular bus services operating nearby and both Worthing and West Worthing railway stations providing direct routes to Brighton, Gatwick Airport and London. For those who enjoy the outdoors, Worthing's seafront and promenade are within easy reach, while nearby parks and green spaces offer further opportunities for leisure and recreation. The A24 and A27 are also easily accessible, providing convenient road links to surrounding towns and cities.

Council Tax Band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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