



**Pavilion Road, Worthing, BN14 7EP**

Offers Over **£400,000**





**Property Type:** Terraced House

**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 2

**Tenure:** Freehold

**Council Tax Band:** B

- Renovated & Extended Period Mid-Terrace
- Loft Conversion With Split-Level Master Suite
- Three Double Bedrooms
- Two Versatile Reception Rooms
- South Facing Modern Fitted Kitchen
- Contemporary Fitted Bathroom
- Landscaped South Facing Rear Garden
- Popular Residential Area
- Close To Local Shops, Amenities & Mainline Train Station
- No Ongoing Chain

Jacobs Steel are delighted to offer this attractive and surprisingly spacious extended period terrace, situated in the highly sought-after Tarring district of Worthing. Combining character features with modern updates, this well-presented home provides generous and flexible accommodation arranged over three floors. The property offers three generously sized bedrooms, two versatile reception rooms, a contemporary fitted kitchen, and a modern bathroom finished to a high standard. To the rear, there is a neatly maintained south-facing garden, ideal for enjoying the sun throughout the day. Conveniently located, the house is within easy reach of local shops, cafés and everyday amenities, while both Worthing and West Worthing mainline stations are nearby, providing direct services to Brighton, London and surrounding areas. The property is also available with no ongoing chain, ensuring a straightforward purchase.







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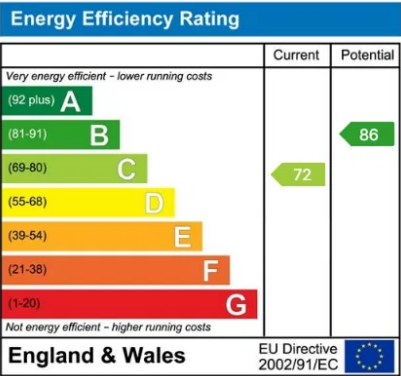
**Internal** This beautifully renovated home effortlessly combines period charm with contemporary style. Carefully updated throughout, it retains original character features wherever possible, while thoughtful improvements enhance both the flow and functionality of the interior. A standout addition is the loft conversion, which adds versatile extra living space, seamlessly integrated with the existing layout and perfectly complementing the property's classic proportions. A sheltered entrance opens into a bright and welcoming hallway, providing access to all principal ground floor rooms and the staircase leading to the first floor. At the front of the home, the bay-fronted lounge offers a cosy, separate retreat, awash with natural light and full of period character. To the rear, the south-facing dining room overlooks the well-kept garden and comfortably accommodates a large dining table, making it ideal for family life or entertaining guests. The contemporary kitchen has been thoughtfully designed with matte taupe cabinetry and crisp white worktops, striking a perfect balance between style and practicality, with generous space for appliance including an integrated fridge. On the first floor, two spacious double bedrooms provide flexibility and comfort, complemented by a stunning modern family bathroom finished to a high standard. The original third bedroom has been extended into the second floor via a striking wooden staircase, creating a luxurious, split-level master suite that is both private and impressive, offering the perfect retreat at the top of the home.

**External** The south-facing rear garden has been thoughtfully landscaped to create a low-maintenance yet versatile outdoor space, offering distinct areas for relaxing, gardening, and entertaining. A generous paved patio provides the perfect spot for alfresco dining and socialising, with a pathway leading through the garden to the rear. The central artificial lawn offers a striking focal point while remaining easy to care for, making it ideal for families or pets. At the far end of the garden, a large timber-built outbuilding has been converted into an office/workshop and benefits from lighting and power. The overall design combines style with functionality, making this garden a truly inviting and adaptable extension of the home.

**Location** Situated on a highly sought-after road in the Thomas A Becket area of Worthing, this attractive home enjoys a convenient position close to local shops on both South Street and South Farm Road. The property falls within the popular Thomas A Becket and Broadwater C of E Primary school catchment areas, making the road particularly appealing to families. West Worthing station is less than 450 metres away, providing easy access to Brighton, London, and beyond. Worthing town centre, approximately one mile away, offers a wide range of shopping, dining, and leisure amenities, including restaurants, pubs, cinemas, theatres, parks, and recreational facilities.

**Council Tax** Band B





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.