



Western Row, Worthing, BN11 3LS
£350,000



Property Type: Maisonette

Bedrooms: 2

Bathrooms: 2

Receptions: 2

Council Tax Band: B

- Unique Split-Level Maisonette
- Two Double Bedrooms & Two Bathrooms
- Impressive 29ft Open-Plan Kitchen/Dining Room
- South Facing Lounge & Sun Terrace
- Two Further Balconies
- Private Garage With Car Port Parking
- Share Of Freehold - New 999 Year Lease On Completion
- Less Than 150 Metres To Worthing Seafront Promenade
- Highly Desirable Town Centre Location
- Sold With No Ongoing Chain

Jacobs Steel are delighted to present this unique and rarely available split-level maisonette, enviably positioned in the heart of Worthing town centre just moments from the seafront. Tucked away, this spacious home offers an exciting opportunity for modernisation, presenting enormous potential for buyers looking to create a truly individual coastal residence. Ideally located within easy reach of Worthing's shops, restaurants, leisure facilities and mainline railway station, the property combines generous accommodation with exceptional outdoor space and sought-after parking facilities. The accommodation briefly comprises two double bedrooms, two bathrooms, a spacious living room, an open-plan kitchen/dining room, separate utility room and sunroom. Externally, the property benefits from a south-facing roof terrace, two balconies, a garage and car port. Further benefits include a share of freehold, new 999 year lease on completion and being sold with no ongoing chain.





Internal Upon entering the property via its private ground floor entrance, you are welcomed into a spacious hallway that immediately creates a sense of privacy and individuality. Arranged over three floors, the accommodation offers versatile and well-balanced living space throughout. The heart of the home is undoubtedly the impressive open-plan kitchen and dining room, extending to over 29 feet in length and offering an excellent footprint for entertaining and modern family living. Fitted with a range of wall and base units, the space provides ample room for appliances and enjoys direct access onto one of the balconies, allowing natural light to flood the room. Adjacent to the kitchen, a separate utility room provides valuable additional storage and appliance space, while a conveniently positioned first floor WC adds further practicality. The spacious living room is a particularly attractive feature of the property, centred around a charming brick fireplace and benefitting from direct access onto the private south-facing roof terrace. This bright and inviting reception space offers excellent potential to create a stunning principal living area with seamless indoor and outdoor flow. Upstairs, the property continues to impress with two generously proportioned double bedrooms. The principal bedroom is exceptionally spacious, featuring built-in wardrobes, a Juliet balcony and direct access into a bright adjoining sunroom, which in turn opens onto a further balcony. The principal suite is completed by an en-suite shower room. The second bedroom also benefits from built-in wardrobes and a Juliet balcony, while the main bathroom is well-appointed with a classic roll-top bath, WC and wash hand basin. Throughout, the property offers tremendous scope for cosmetic improvement and modernisation, allowing prospective buyers the opportunity to tailor the accommodation to their own tastes and requirements.

External Externally, this distinctive maisonette offers a fantastic range of private outdoor spaces rarely found with town centre properties. The south-facing roof terrace provides the perfect setting for outdoor dining, entertaining or simply enjoying the coastal air and sunshine in complete privacy. In addition, the property benefits from two further balconies, along with a charming sunroom that creates a peaceful retreat overlooking the outdoor areas. Further enhancing the appeal of the property is the excellent parking and storage provision, including a car port and a longer than average garage fitted with an electric door, ideal for secure parking, workshop use or additional storage.

Location Situated within the heart of Worthing town centre and just moments from the seafront and promenade, Western Row is a charming and characterful location steeped in local coastal history. The road is well known for its collection of traditional fisherman-style cottages and period homes, reflecting Worthing's historic fishing heritage and creating a unique tucked-away setting rarely found so centrally. Ideally positioned, the property is within easy walking distance of Worthing's excellent range of shops, cafés, bars and highly regarded restaurants, along with leisure facilities including the award-winning Splashpoint Leisure Centre. Worthing's vibrant town centre, picturesque beach and historic pier are all close at hand, while nearby parks and green spaces provide excellent opportunities for recreation and relaxation. For commuters, Worthing railway station is within convenient reach, offering regular services along the south coast and direct links to London.

Tenure Share Of Freehold

Lease Length TBC

Maintenance As & When

Ground Rent N/A

Council Tax Band B

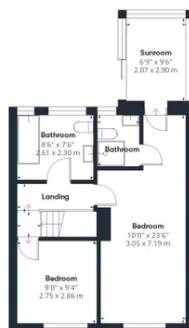




Ground Floor



Floor 1



Floor 2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	74
(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 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.