

Pavilion Road, Worthing, BN14 7EG

Offers Over **£400,000**

Jacobs | Steel









Property Type: Terraced House

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: C

- Mid Terrace Period Home
- Three Double Bedrooms
- Fitted Bathroom Suite
- Dual Aspect Living/Dining Room
- Modern Open Plan Kitchen/Breakfast Room
- Well Presented Throughout
- A Wealth Of Characterful Features Throughout
- Low Maintenance South Facing Rear Garden
- Popular Residential Area
- Close To Local Shops, Amenities & Mainline Train Station

Jacobs Steel are delighted to offer for sale this exceptionally charming and beautifully presented period mid-terraced home, situated within the highly sought-after Thomas A Becket area of Worthing. Ideally positioned close to an excellent range of local shops, amenities and transport links, including West Worthing railway station, this attractive property combines character, space and convenience in equal measure. The accommodation is arranged over two spacious floors and briefly comprises three double bedrooms, a dual-aspect living and dining room, a superb open-plan kitchen/breakfast room, and a modern family bathroom. The property further benefits from a delightful south-facing rear garden and retains an abundance of original period features throughout, creating a home of considerable warmth, charm and character.



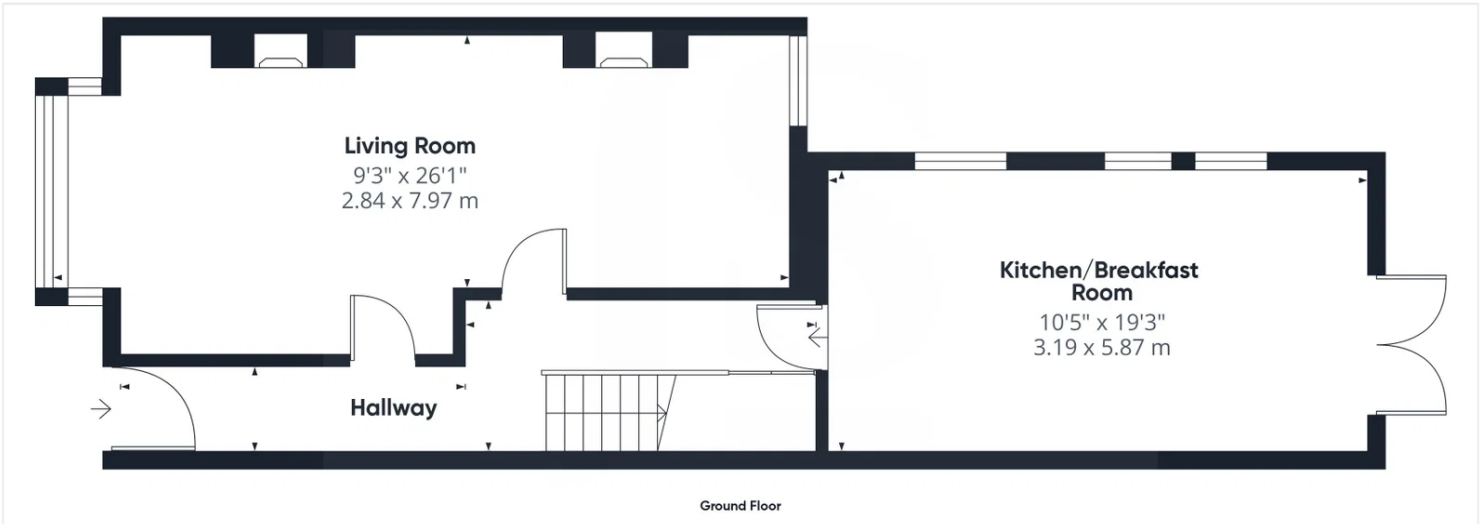


Internal A covered entrance leads into a welcoming entrance hall, providing access to all principal ground floor accommodation, a useful understairs storage cupboard and stairs rising to the first floor. From the moment you enter, the property's character is immediately apparent, with high ceilings, decorative detailing and a sense of space throughout. Occupying the front of the property is the impressive dual-aspect living and dining room, measuring an impressive 26'1'' x 9'3''. Enhanced by a beautiful bay window and attractive feature fireplaces, this wonderfully proportioned reception space offers clearly defined areas for both relaxation and entertaining, whilst natural light floods in from both aspects, creating a bright and inviting atmosphere throughout the day. To the rear of the property lies the heart of the home; a superb open-plan kitchen and breakfast room enjoying a desirable southerly aspect. Thoughtfully designed with modern family living in mind, this space measures 19'3'' x 10'5'' and centres around an attractive breakfast bar. The kitchen is fitted with a range of stylish wall and base units complemented by solid wood work surfaces and a ceramic Butler sink, with ample space and plumbing for a variety of appliances. The adjoining dining area comfortably accommodates a large family table and enjoys direct access to the rear garden through double-glazed French doors, creating a seamless connection between indoor and outdoor living. The first floor offers three generously proportioned double bedrooms, each providing ample space for bedroom furniture and additional storage. The impressive bay-fronted principal bedroom overlooks the attractive tree-lined street and currently incorporates both sleeping and home-working areas, demonstrating the flexibility of the accommodation. Completing the accommodation is the family bathroom, fitted with a contemporary white suite comprising a panelled bath with shower over, wash hand basin and WC. Throughout the home, a wealth of original period features have been carefully retained, including exposed timber floorboards, decorative fireplaces, picture rails, ornate cornicing and high ceilings, all combining to create a property rich in character and timeless appeal.

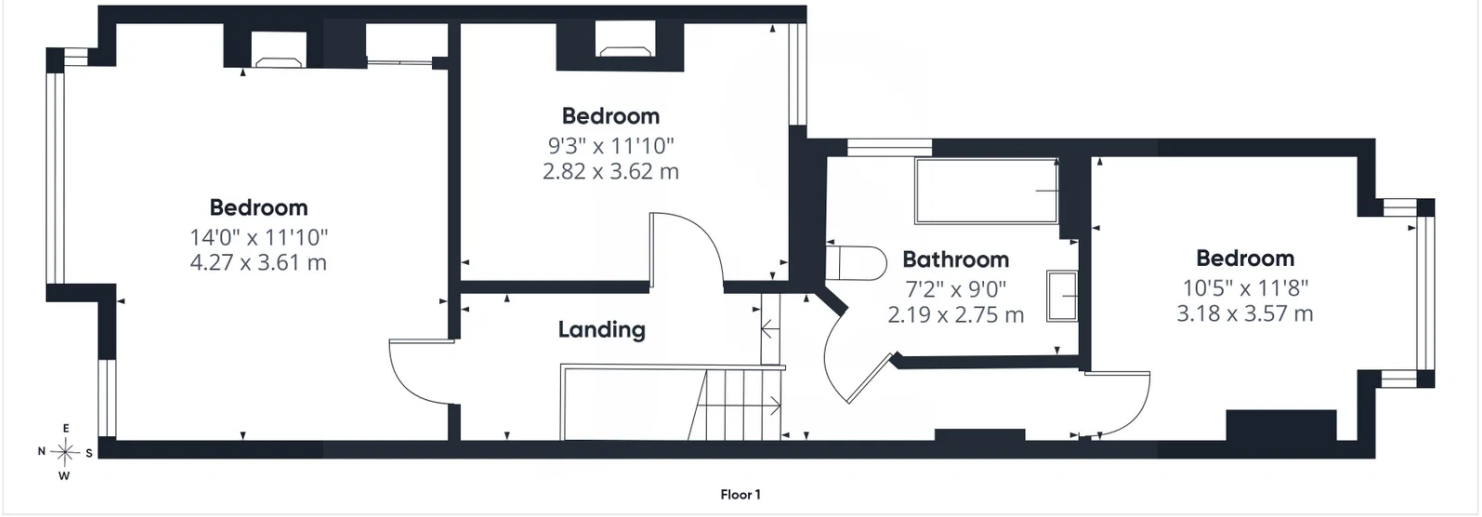
External The front garden has been attractively landscaped for ease of maintenance, featuring decorative shingle, a paved pathway leading to the entrance and mature planting enclosed by a low brick wall, creating an appealing first impression. The south-facing rear garden provides a wonderful outdoor retreat and has been thoughtfully arranged to offer both practicality and privacy. Extensive paved areas create ideal spaces for outdoor dining and entertaining, whilst established planting beds and mature trees provide colour, interest and a high degree of seclusion. A timber storage shed is positioned at the rear of the garden, together with a gate providing convenient rear access.

Location Situated on the highly desirable Pavilion Road in Worthing, this attractive period home enjoys a prime position within easy reach of the town centre, seafront and mainline railway station. The location offers an excellent balance of convenience and lifestyle, with a wide variety of independent cafés, restaurants, shops and everyday amenities all within walking distance. Worthing's vibrant town centre is located less than half a mile away and provides an extensive range of shopping, leisure and entertainment facilities, including cinemas, theatres, gyms and supermarkets. The town's award-winning seafront and promenade are also nearby, offering the perfect setting for coastal walks, watersports and outdoor recreation. For commuters, Worthing railway station is conveniently positioned within approximately 500 metres of the property, providing regular services to Brighton, London Victoria and London Bridge. The area is also well served by local bus routes and offers easy access to the A27 and A24, connecting to the wider South East road network.

Council Tax Band C



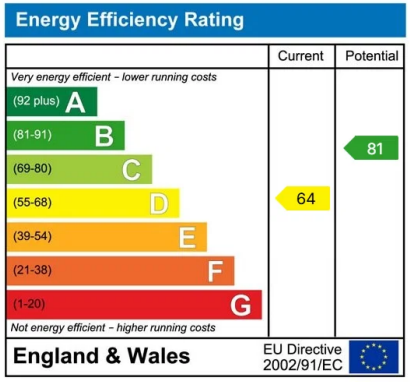
Ground Floor



Floor 1







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 your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose 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.

Worthing Office | 12 Chapel Road | Worthing | West Sussex | BN11 1BJ
01903 206000 | worthing@jacobs-steel.co.uk | jacobs-steel.co.uk

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