

Lobelia Drive, Worthing, BN13

Offers Over **£365,000**

Jacobs | Steel









Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 2

Receptions: 1

Tenure: Freehold

Council Tax Band: D

- CHAIN FREE
- Three Bedrooms
- Semi Detached House
- Quiet Cul De Sac Location
- Private Rear Garden
- Garage
- Off Road Parking
- Kitchen/ Breakfast Room
- Ground Floor WC
- Family Bathroom & En Suite

We are delighted to present to the market this CHAIN FREE charming semi-detached home, ideally located in a quiet cul-de-sac with picturesque views of the surrounding woodland. The property boasts three generously sized double bedrooms, a spacious lounge, a well-appointed kitchen/breakfast room, a family bathroom, and a private en suite to the principal bedroom. Additional benefits include off-road parking, a garage, and a private rear garden, perfect for relaxing or entertaining. This lovely home offers a peaceful setting while still being conveniently located for local amenities and transport links. Early viewing is highly recommended.





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INTERNAL

Upon entering the property, you are welcomed into an entrance porch that leads directly into the lounge. From here, a door opens into a central hallway, giving access to a convenient ground-floor cloakroom and flowing seamlessly into the kitchen/breakfast room. The well-appointed kitchen features a range of integrated appliances and is enhanced by double doors that open out to the rear garden—ideal for indoor-outdoor living. Stairs rise to the first floor, where you'll find two generously sized double bedrooms, along with a modern family bathroom comprising a bath with overhead shower, wash basin, and WC. The staircase continues to the second floor, leading to the impressive primary bedroom. This top-floor retreat benefits from its own en suite shower room, complete with a shower cubicle, wash basin, and WC.

EXTERNAL

The property benefits from off-road parking in front of the garage, which features an up-and-over door as well as a convenient side door providing direct access to the rear garden. The rear garden is mainly laid to lawn, complemented by a patio area—perfect for outdoor dining or relaxing in the warmer months.

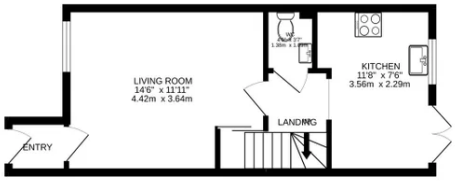
SITUATED

Tucked away in a quiet cul-de-sac, the property enjoys a peaceful setting opposite a woodland area offering green open space and scenic walking paths. Conveniently located, it's just a short stroll to the Tesco Superstore and provides easy access to both the A27 and A259 for commuters. Goring-by-Sea railway station is approximately 1.5 miles away, with regular bus services operating nearby. The property also falls within the catchment area for The Laurels Primary School, making it an ideal choice for families.

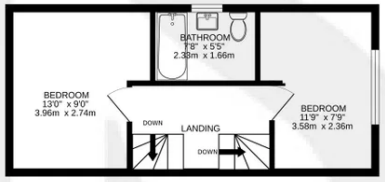




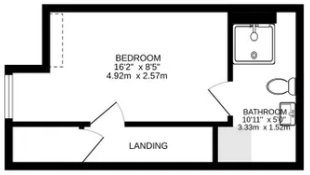
GROUND FLOOR



1ST FLOOR

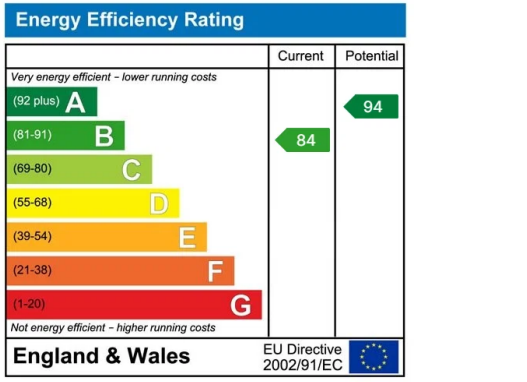


2ND FLOOR



TOTAL FLOOR AREA : 711sq.ft. (66.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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