



**Augusta Place, Worthing, BN11 3FF**  
**£325,000**





**Property Type:** Terraced House

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

**Council Tax Band:** B

- Mid Terraced Town House
- Ground Floor Open Plan Layout
- Two Bedrooms
- Downstairs w/c
- Modern Three Piece Bathroom Suite
- Private Rear Garden
- Situated in the Heart of Worthing Town Centre
- Close To Local Shops, Amenities & Mainline Train Station
- 100 Metres From Worthing Sea Front
- Ideal First Time Buy Or Investment

Jacobs Steel are delighted to present this rarely available and truly unique terraced home, ideally positioned in the very heart of Worthing Town Centre. Just moments from an excellent selection of shops, cafés, transport links and the seafront, this property perfectly combines central living with the appeal of the coast. The home has been thoughtfully and comprehensively renovated by the current owner to a high standard throughout. Accommodation comprises two well-proportioned bedrooms, a bright and spacious open-plan, dual-aspect living area, and a sleek, modern handleless kitchen featuring 40mm quartz worktops and a range of integrated AEG appliances. Further benefits include a contemporary fitted shower room and a convenient separate ground floor WC. This impressive property would make an ideal first-time purchase, downsizing opportunity or investment, and early viewing is highly recommended.







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**Internal** Upon entering the property, you are welcomed by a neat and inviting entrance hall, setting the tone for the quality found throughout. From here, there is access to the principal living space and a conveniently positioned ground floor W/C. The heart of the home is the impressive open-plan kitchen and living area, measuring a generous 20'9"x10'10", offering an excellent sense of space for both everyday living and entertaining. Dual-aspect glazing, including a south-facing window, allows natural light to pour in throughout the day, creating a bright, airy and welcoming environment. The contemporary handleless kitchen is beautifully finished with sleek white units, complemented by stylish 30mm Quartz worktops, providing a clean and modern aesthetic. Integrated AEG appliances, including washer dryer and wine cooler along with a breakfast bar enhance both functionality and sociability, making this an ideal space for casual dining or hosting. Glass balustrade stairs rise to the first floor, where the principal bedroom is a generous double room measuring around 13'0"x8'4". It comfortably accommodates a range of bedroom furniture and benefits from a large built-in wardrobe, offering excellent storage. The second bedroom is well-proportioned and versatile, perfectly suited as a guest room, home office or single bedroom. Completing the accommodation is a contemporary, high-quality shower room, fitted with a modern three-piece suite and finished to a stylish standard, continuing the property's cohesive and thoughtfully renovated feel throughout.

**External** The property further benefits from a privately owned rear courtyard space, conveniently accessed from the property. This inviting outdoor area offers ample room for a table and chairs, making it ideal for outside dining, while still allowing space for potted plants and greenery to enjoy the afternoon sunshine. The courtyard also includes a useful bike shed, providing valuable additional storage.

**Situated** In the popular central Worthing area, the seafront and promenade are less than 100 metres away from the front door, offering pleasant walks and scenic views. Central to the town centre, you'll be perfectly located to benefit from some of the best restaurants and cafes in the area. Close-by is the award-winning leisure centre, Splashpoint that boasts two swimming pools, spa and gym. There are also three parks and a sea-inspired children's playground all located next to Splashpoint. Commuters are also well served with Worthing train station's offering regular services along the coast and London.

**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.