



Rectory Road, Worthing, BN14

Offers Over **£635,000**



Property Type: Chalet

Bedrooms: 5

Bathrooms: 3

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Detached Chalet
- Five Bedrooms
- Modern Kitchen/ Breakfast Room
- Ground Floor Bathroom
- Two En-Suites
- Bay Fronted Lounge & Dining Area
- West Facing Rear Garden
- Off Road Parking
- Garage With Pitched Roof
- Close To Local Shops & Transport Links

We are delighted to bring to the market this spacious detached chalet-style home, offering versatile accommodation throughout. The property features five well-proportioned bedrooms, a generous lounge/dining room, a modern fitted kitchen/breakfast room, a ground-floor family bathroom, and two en-suite shower rooms. Externally, the property benefits from a west-facing rear garden, off-road parking, and a garage. Ideally situated in a highly sought-after location, it is within easy reach of local shops, excellent transport links, and well-regarded primary and secondary schools, making it an ideal family home.





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INTERNAL

Front door leading into the entrance porch with double doors leading into the entrance hall. The versatile ground floor accommodation includes a bay-fronted reception room, a spacious double bedroom with fitted wardrobes, and a further room ideal as a study, nursery or additional bedroom. The ground floor bathroom features walk in shower with glass screen, freestanding bath, wash hand basin, WC and storage. The heart of the home is undoubtedly the kitchen/dining/family room, fitted with a range of cream gloss units, quartz worktops, integrated appliances, bora induction hob, a butler sink and a striking feature island. Natural light floods the space through skylights, full-height windows and sliding patio doors overlooking the garden. There is a door leading into the utility room which offers space and plumbing for washing machine & tumble dryer. The utility room benefits from sound proofing. The impressive main living room enjoys a working log burner, bay window with shutters and plenty of space for both seating and entertaining, while stairs rise to the first-floor accommodation. On the first floor, both double bedrooms offer excellent proportions, fitted storage and en-suite facilities, creating ideal guest or principal bedroom suites.

EXTERNAL

The property benefits from attractive front and rear gardens, a garage and private off-road parking. To the front, the garden is laid to lawn with decorative shingle borders, while a charming tree-covered archway creates an inviting approach to the front entrance. A private driveway to the side provides off-road parking and leads to the garage. The west-facing rear garden is predominantly laid to lawn with a patio seating area, offering an ideal space for outdoor dining, entertaining and enjoying the afternoon and evening sun. The garage features an up-and-over door, power and lighting, double glazed sliding windows and doors providing direct access to the rear garden, and additional loft storage space.

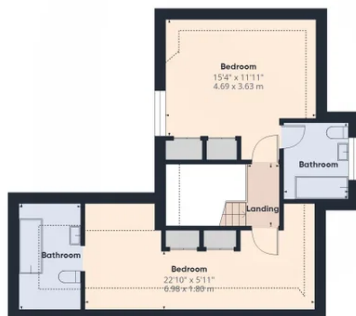
SITUATED

Situated on the highly sought-after Rectory Road, this property is ideally located for families, with Thomas A Becket Junior School just a short walk away and the infant school within easy walking distance. Regular bus services run along Rectory Road, while West Worthing Railway Station is approximately 0.5 miles away, providing convenient transport links. Everyday amenities are close at hand, including a Tesco Express, while the nearby Thomas A Becket shopping parade offers a selection of popular pubs, cafés, and eateries. The charming Tarring Village is within 0.5 miles, and Worthing town centre, with its extensive range of shops, restaurants, leisure facilities, and theatres, is approximately 1.5 miles away.





Ground Floor



Floor 1



Approximate total area^m

1786 ft²
166 m²

Reduced headroom

161 ft²
15 m²

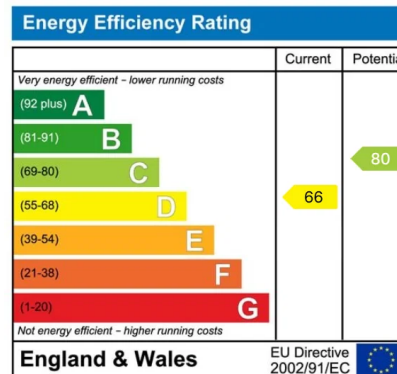
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.