



Church Road, Worthing, BN13 1ET



Property Type: Detached House

Bedrooms: 5

Bathrooms: 3

Receptions: 4

Tenure: Freehold

Council Tax Band: F

- Edwardian Detached House
- Five Bedrooms
- Four Reception Rooms
- Three Bathrooms & Ground Floor WC
- Kitchen/ Breakfast Room & Utility Room
- Double Garage & Off Road Parking On Two Driveways
- Large Rear Garden & Vegetable Garden
- Close To Local Schools
- Situated within Easy Reach Of West Worthing Station
- Shopping Facilities Close by

We are delighted to present this exceptional detached Edwardian home, rich in original features and set on a generous plot in a highly sought-after location, conveniently close to well-regarded schools and the station. The property offers spacious and versatile accommodation, including five double bedrooms, three bathrooms, four elegant reception rooms, and a well-appointed kitchen/breakfast room with a separate utility. Externally, the home boasts a beautifully landscaped west-facing rear garden, complete with a dedicated vegetable garden. Perfect for outdoor living and entertaining. To the front, there is a driveway and a double garage, with additional access and parking available via Redfield Road.





INTERNAL

A welcoming porch opens into an inviting entrance hall, where original features create an immediate sense of character and charm. The ground floor boasts four versatile reception rooms, perfectly suited to a range of uses, from formal drawing room and elegant entertaining to relaxed family living, a morning room which is being used as a home office, or playroom. The well-proportioned kitchen/breakfast room provides a practical yet sociable hub for everyday life, complemented by a separate utility room for added convenience. A ground floor WC completes the accommodation on this level. The utility room also offers direct access to the double garage, along with entry to a useful storage room. Upstairs, the first floor hosts five generously sized bedrooms, providing comfortable and flexible living space for a growing family or visiting guests. These are served by three well-appointed bathrooms, offering both convenience and privacy throughout.

EXTERNAL

To the front of the property, there is off-road parking alongside a well-maintained lawn bordered by established planting. The rear garden is a particular highlight, enjoying a sought-after west-facing aspect and offering a wonderful sense of space and privacy. Predominantly laid to lawn and enhanced by mature planting, it also features a raised patio terrace overlooking the garden—perfect for outdoor dining and entertaining. Additional features include a fenced pond, a log store, and a gate leading to a generous vegetable garden, providing excellent space for growing fruit and vegetables. This area also benefits from a greenhouse and access to a useful storage room. A pathway leads to a second driveway, accessed via Parkfield Road, which provides access to the double garage, fitted with an electric up-and-over door.

SITUATED

In the highly desirable and sought after location of Church Road, the property overlooks the historic West Tarring church and tennis courts, bowls green & Tarring park with the children's playground and basketball courts are just a short walk away. The house falls within the Thomas A Becket school catchment areas and both the infant and junior schools are within 0.5 miles; there are a wealth of secondary schools locally, all accessible from the property. Pubs, coffee shops, doctors surgery and newsagents can be found in Tarring village. West Worthing train station is positioned approximately 0.5 miles away and bus routes run on Canterbury Road & South Street





Ground Floor



Floor 1



Approximate total area⁽¹⁾
2547 ft²
236.5 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	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.