



**Upper High Street, Worthing BN11 1DR**  
**£825,000**



**Property Type:** Detached House

**Bedrooms:** 4

**Bathrooms:** 4

**Receptions:** 3

**Tenure:** Freehold

**Council Tax Band:** E

- Detached Double Fronted Period Home
- Four Bedrooms
- Four Bathrooms (Two Ensuite)
- Three Reception Rooms
- Open Plan Kitchen/ Diner
- Generous Rear Garden
- Off Road Parking
- Space For Garage (STNPC)
- Popular Residential Tree-Lined Street
- Close To Town Centre, Seafront and Mainline Train Station

Jacobs Steel are delighted to present this rarely available and truly distinctive double-fronted detached period residence, occupying a prime position on one of Worthing's most sought-after tree-lined avenues. Set within a peaceful residential setting, the property is just a short stroll from Worthing town centre and seafront, offering the perfect balance of tranquillity and convenience.

This substantial and characterful home offers generous and versatile accommodation throughout, including four well-proportioned bedrooms, four bathrooms (two of which are en-suite), three elegant reception rooms, and a superb open-plan kitchen/dining space. Further benefits include a utility room, a beautifully landscaped rear garden, and ample off-road parking.





**Internal** The ground floor showcases an impressive blend of period charm and modern living. Three spacious reception rooms enjoy dual aspects to the east and west, flooding the interiors with natural light and creating bright, inviting living spaces. The impressive 23'11" living room is accessible from both ends of the hallway and features double French doors that open directly onto the rear garden, enhancing the sense of space and connection to the outdoors.

To the rear of the property, the hallway leads to a convenient ground floor shower room with WC, as well as a separate utility room, which also provides access to the garden. The extended open-plan kitchen/dining room is a standout feature of the home, thoughtfully designed and divided by a breakfast bar. This sociable space is ideal for both everyday family living and entertaining, with the dining area enjoying views over and direct access to the garden.

Upstairs, the first floor offers four generously sized bedrooms, two of which benefit from en-suite facilities. The principal bedroom, positioned at the rear, is particularly impressive, featuring a walk-in wardrobe and a luxurious four-piece en-suite bathroom complete with 'his and hers' marble-topped wash basins. A further family bathroom and a useful storage cupboard are accessed from the landing.

**External** The property is attractively set back from the road behind a low white wall and mature planting, offering a degree of privacy and kerb appeal. To the side, there is ample off-road parking, with gated access providing additional parking options or potential for the construction of a garage (subject to necessary consents).

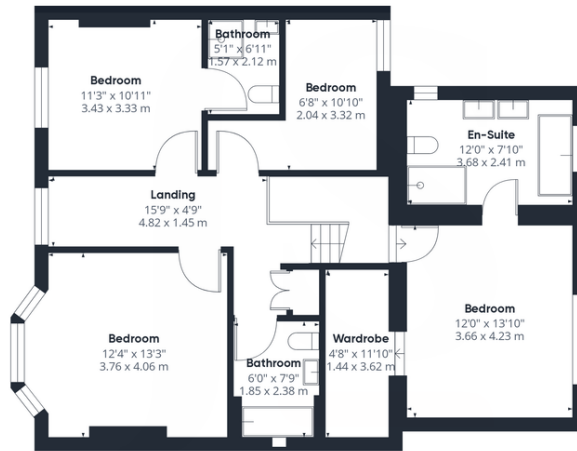
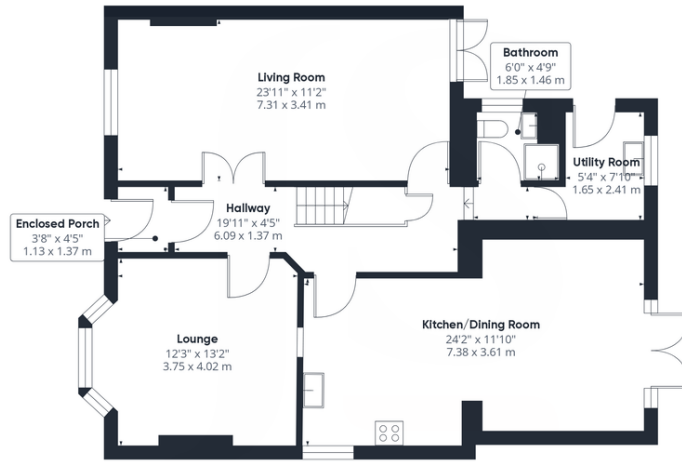
The generous rear garden is predominantly laid to lawn and features a well-positioned patio area designed to capture the afternoon and evening sun, perfect for outdoor dining and relaxation. A substantial side shed provides excellent additional storage.

**Location** Situated within one of Worthing's most prestigious central postcodes, the property lies less than 850 metres from both the seafront and the town centre. Residents can enjoy easy access to a wide selection of highly regarded cafés, restaurants, and local amenities. The house is also located close to several well regarded primary and secondary schools.

Nearby leisure facilities include Splashpoint, an award-winning complex offering swimming pools, a gym, and spa facilities, as well as surrounding green spaces and a sea-themed children's playground. For commuters, Worthing railway station provides regular services along the coast and direct routes to London, making this an ideal location for both families and professionals alike.

**Council Tax** Band E





| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92 plus)                                   | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | 81        |
| (69-80)                                     | <b>C</b> | 72                      |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| <b>England &amp; Wales</b>                  |          | 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.