



Byron Road, Worthing, BN11 3HN
£425,000



Property Type: Detached House

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Council Tax Band: D

- Recently Built Detached House
- Two Large Double Bedrooms
- Dual Aspect Open Plan Living Room
- Modern Fitted Kitchen
- Two Separate W/C's
- Off Road Parking
- South Facing Rear Garden
- Newly Installed Double Glazed Sunroom
- Remainder Of A NHBC Warranty
- No Ongoing Chain

Jacobs Steel are delighted to present this rare opportunity to acquire a recently built detached home in the heart of Worthing town centre. Situated just moments from the seafront and within easy reach of shops, restaurants, cafés, leisure facilities and the mainline station, it offers ideal coastal and commuter living. This beautifully presented home, with the remainder of an NHBC warranty, is arranged over two immaculate floors. The accommodation comprises two generous bedrooms with vaulted ceilings, a bright dual-aspect open plan living room with modern fitted kitchen, south-facing double glazed sunroom, utility room, contemporary bathroom and two separate W/Cs. Externally, the property benefits from a private south-facing rear garden, ideal for entertaining or relaxing, as well as off-road parking. Being sold with no ongoing chain, this is an excellent turnkey home in a highly sought-after central location.





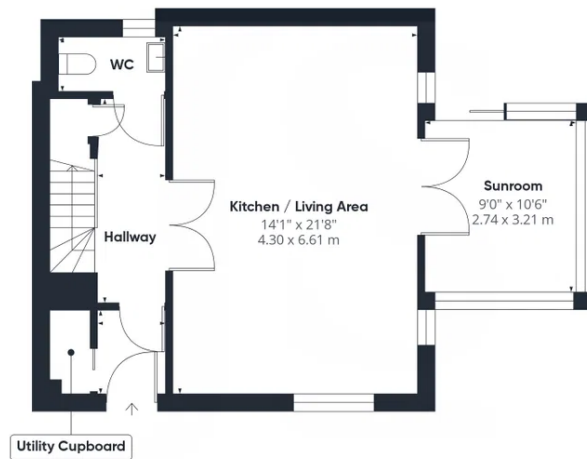
Internal Originally constructed by a local developer with great attention to detail, the home remains beautifully presented throughout and benefits from the remainder of an NHBC warranty. The accommodation is arranged over two immaculate floors and offers a well thought out and practical layout. Upon entering, you are welcomed by a generous entrance hallway providing access to a useful utility cupboard with space and plumbing for appliances, along with a ground floor cloakroom/WC. Double glazed oak doors open into a bright and spacious dual-aspect open plan living area, seamlessly incorporating a high specification fitted kitchen and dining space. The kitchen is fitted with modern units and quality integrated appliances, complemented by stylish work surfaces. A south-facing double glazed sunroom extends from the living space, flooding the ground floor with natural light and providing an ideal area for relaxing or entertaining. The first floor is particularly light and airy, enhanced by a striking lantern window above the staircase. There are two generous double bedrooms, both featuring vaulted ceilings, with the second bedroom benefiting from two large Velux windows. The contemporary family bathroom is well appointed with a modern suite, while a separate first floor WC adds further convenience. Further features include underfloor heating to the ground floor, excellent natural light throughout via Velux and lantern windows, and quality finishes that create a comfortable and stylish home.

External Externally, the property continues to impress with a well-maintained and private south-facing rear garden, ideal for both relaxing and entertaining. The garden is designed for ease of maintenance while still offering a comfortable outdoor space to enjoy throughout the year. To the front, the property benefits from off-road parking, providing convenient and secure space for vehicles. Positioned on a desirable residential road in the heart of Worthing, the home enjoys a tucked-away feel while remaining just moments from the seafront and town centre amenities.

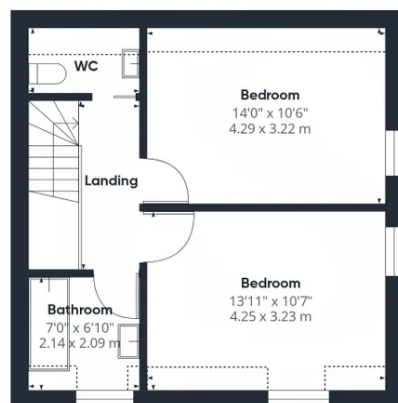
Location Byron Road is a highly sought-after residential location in Worthing, ideally positioned just moments from the seafront and promenade, perfect for coastal walks and outdoor leisure. The area is well served by a range of local amenities including shops, cafés and restaurants, while Worthing town centre is within easy reach, offering a wider selection of retail, dining and entertainment options. Excellent transport links are nearby, with Worthing mainline railway station providing direct routes to London, Brighton and surrounding areas, along with convenient bus services. The location is also well regarded for its proximity to good local schools and parks, making it popular with families, professionals and downsizers alike. Combining a peaceful residential setting with easy access to the coast and town centre, Byron Road offers an ideal balance of convenience and lifestyle.

Council Tax Band D

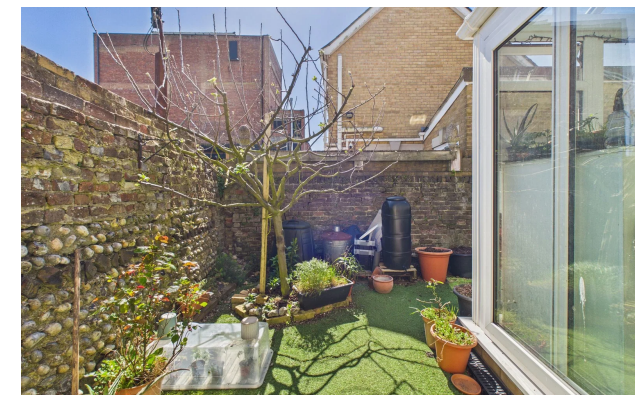




Ground Floor



Floor 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(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.