



Castle Road, Worthing, BN13 1DQ

Offers Over **£450,000**



Property Type: Chalet

Bedrooms: 4

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: C

- Extended Semi Detached Chalet
- South Facing Lounge
- Four Bedrooms
- Ground Floor Bathroom
- Well Established Rear Garden
- Outside Cabin
- Off Road Parking
- Close To Local Primary & High Schools
- Versatile Accommodation
- Close to Public Transport Links and on the Number 10 Bus Route

We are delighted to offer this beautifully extended semi-detached chalet home, providing spacious, versatile, and well-balanced accommodation in a highly sought-after location. The property features four well-proportioned bedrooms, a modern family bathroom, and an open-plan kitchen/dining area. A bright and inviting south-facing lounge enjoys plenty of natural light. Outside, the property benefits from a secluded rear garden, complete with a summer house/cabin, perfect for relaxing, entertaining, or use as a home office or hobby space. The home also offers the added convenience of off-road parking.





INTERNAL A front door opens into a useful porch, leading through to a welcoming entrance hall which provides access to the ground floor accommodation, along with a handy storage cupboard. Positioned at the front of the property is a practical utility room, which has also previously been used as a bedroom, together with a further double bedroom. To the rear of the home is a spacious kitchen/dining room, creating an ideal space for both everyday living and entertaining. Leading off the kitchen/diner is an additional versatile reception room, which could be used as a ground floor bedroom, dining room, home office or playroom. This flexible space benefits from doors opening directly onto the rear garden. The kitchen is fitted with a range of wall and base units and incorporates an integrated freezer, built-in electric oven and hob, integrated dishwasher, sink with drainer, and space for a fridge. A further door provides access to the spacious side passage. The extended south-facing lounge is flooded with natural light, thanks to French doors and large windows overlooking the garden. The ground floor bathroom is fitted with a WC, wash hand basin with storage beneath, bath with glass shower screen, and overhead shower. Upstairs, the first floor offers a further principal bedroom, along with useful eaves storage.

EXTERNAL To the front of the property, there is ample off-road parking, alongside an area with established shrubs and planting. A side gate provides wide access to the rear garden. The secluded rear garden is predominantly laid to lawn and beautifully stocked with mature shrubs, flowers, and planted borders, creating an attractive and peaceful outdoor space. A raised patio area provides the perfect setting for outdoor dining and entertaining, while additional seating areas positioned throughout the garden allow you to enjoy the sun at different times of the day. A decorative pebbled section with further planting adds to the garden's charm and character. The property also benefits from a versatile summer house/cabin with electricity connected, making it ideal for use as a home office, hobby room, entertaining space, or simply somewhere peaceful to relax and enjoy the beautiful surroundings.



SITUATED Situated in the highly sought-after Tarring area of Worthing, the property is conveniently located within approximately half a mile of Tarring Village, offering a variety of local shops, cafés, restaurants, traditional pubs, and the picturesque Tarring Park. Worthing town centre is approximately two miles away and provides an extensive range of shopping facilities, restaurants, bars, theatres, cinemas, and leisure amenities. For commuters, West Worthing railway station is located approximately 0.5 miles from the property, with Durrington-on-Sea station also nearby. Regular bus services operate close by, providing convenient links across Worthing and the surrounding areas. The property is also ideally positioned for families, being approximately 0.4 miles from Thomas A Becket Infant School and around 0.6 miles from Thomas A Becket Junior School.



Approximate total area⁽¹⁾
 1169 ft²
 108.6 m²

Reduced headroom
 141 ft²
 13.1 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.

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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.