

# JOHN DALE

## Estate Agency

kw POWERED BY  
KELLERWILLIAMS



## Reigate Road, Worthing BN11 5ND

- Spacious five-bedroom home
- Flexible layout over three floors with two reception rooms
- Three bathrooms & ground floor cloakroom
- Mature rear garden - Off-road parking for two vehicles
- Sought-after location near West Worthing station, shops and Good schools
- Offered with no ongoing chain
- EPC Rating: TBC

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Deceptively spacious five-bedroom family home arranged over three floors, offering light-filled living, flexible accommodation and a mature rear garden, perfectly positioned close to West Worthing station, amenities and highly regarded local schools.

This very well-presented and deceptively spacious semi-detached home is thoughtfully arranged over three floors, offering flexible accommodation perfectly suited to modern family life and a relaxed, well-connected lifestyle.

The ground floor is ideal for day-to-day living, with two generous reception rooms providing versatile spaces for family time, entertaining friends or creating a playroom or home office. The modern fitted kitchen sits at the heart of the home, designed for busy mornings and easy family meals, while a ground-floor wet room offers practical convenience. An additional cloakroom further enhances the functionality of this level.

The first floor accommodates three bedrooms served by a family bathroom, creating a comfortable and practical space for children or guests. The second floor offers two further bedrooms, including a principal bedroom with en-suite shower room, providing a peaceful retreat away from the main living areas – ideal for parents or older children seeking a little independence.

Outside, the lovely mature rear garden provides a safe and welcoming setting for children to play, summer gatherings, and relaxed outdoor dining, adding to the home's strong family-friendly appeal. Off-road parking for two vehicles ensures everyday convenience.

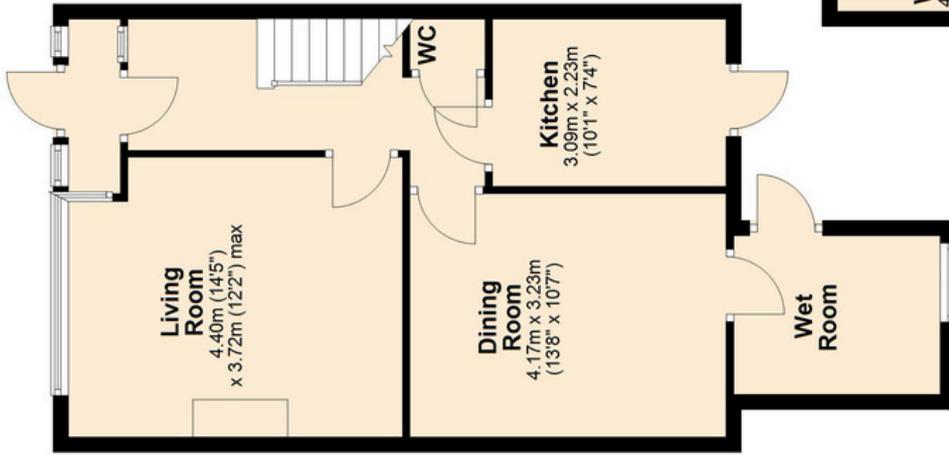
Set within a sought-after location, the property is perfectly placed for family life, with West Worthing train station, local shops and amenities all within easy reach. Well-regarded infant, primary, junior and high schools – all rated Good – are close by, making this an excellent long-term home choice. Offered for sale with no ongoing chain, this is a superb opportunity to secure a spacious, lifestyle-focused family home ready to be enjoyed from day one.

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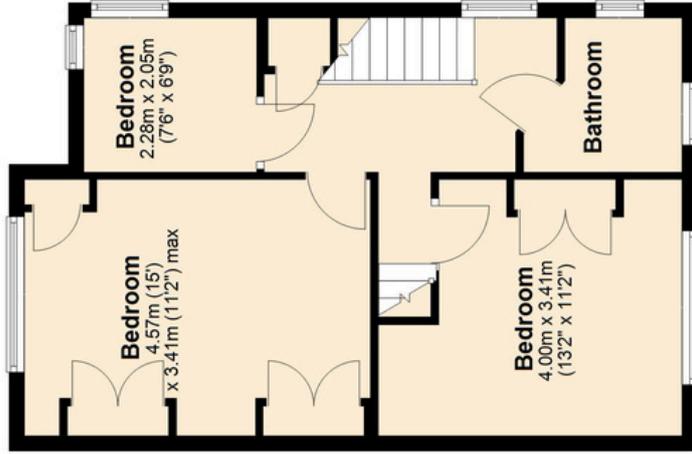
### Ground Floor

Approx. 62.5 sq. metres (672.6 sq. feet)



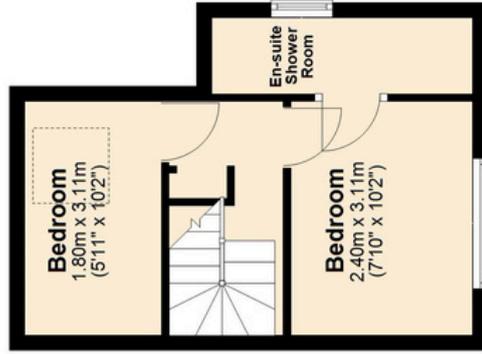
### First Floor

Approx. 46.5 sq. metres (500.9 sq. feet)



### Second Floor

Approx. 18.4 sq. metres (197.7 sq. feet)



**Workshop**  
4.59m x 1.81m  
(15'1" x 5'11")

Total area: approx. 127.4 sq. metres (1371.1 sq. feet)



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