



**Christchurch Road, Worthing, BN11 1JH**  
**£675,000**



**Property Type:** Semi Detached House

**Bedrooms:** 5

**Bathrooms:** 2

**Receptions:** 2

**Council Tax Band:** E

- Four-Bedroom Semi-Detached Period Home Full Of Character And Original Features
- Bay-Fronted Living Room With Open Fireplace And Plantation Shutters
- Principal Bedroom With Stylish Walk-In Shower And Glass Wash Basin
- Large Kitchen/Breakfast Room With Range Cooker And Direct Garden Access
- Spacious Dining Room, Currently Used As A Ground-Floor Bedroom
- Versatile Office/Utility Space And A Substantial Cellar For Storage Or Development
- Additional Loft Room Offering Flexible Extra Living Space
- Secluded West-Facing Rear Garden
- Off-Road Parking For Multiple Vehicles
- Prime Central Location, Just A Short Walk To Worthing Town Centre And Seafont

Jacobs Steel are delighted to offer for sale this beautifully maintained four-bedroom semi-detached period home, rich in original features and offering generous, versatile accommodation ideal for family living. Positioned in a highly convenient central location, the property is within easy reach of the town centre, mainline railway station, seafont and a wide range of amenities. Internally, the home boasts elegant period detailing throughout, including bay-fronted reception rooms, a spacious kitchen/breakfast room, cellar storage and four well-proportioned bedrooms, with the added benefit of a loft room providing further flexibility. Externally, the property features a secluded west-facing rear garden and valuable off-road parking for multiple vehicles. This is a rare opportunity to acquire a characterful and practical period home in a prime location, and early viewing is strongly recommended.





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**Internal** This beautifully presented four-bedroom semi-detached period home effortlessly combines timeless character with generous, flexible living space, making it an ideal choice for families and those seeking a central yet tranquil setting. You enter the property through a welcoming porch into a wide and impressive entrance hallway, immediately setting the tone with its wealth of original features including exposed wood flooring, ornate coving, picture rails, ceiling roses and dado rails. The ground floor accommodation is both versatile and spacious, beginning with a bright bay-fronted living room featuring a striking open fireplace, plantation shutters and elegant period detailing. Double doors provide the option to open through to the dining room, creating a wonderful entertaining space. The dining room, currently utilised as a ground-floor bedroom, benefits from dual-aspect sash windows and a feature fireplace, offering flexibility for modern family living. To the rear of the property lies the impressive kitchen/breakfast room, fitted with a range of wall and base units, a five-ring Range cooker and ample space for appliances. Sliding patio doors open directly onto the rear garden, creating an excellent connection between indoor and outdoor living. Adjoining the kitchen is a useful office or utility space, ideal for home working, while stairs lead down to a substantial cellar providing excellent storage or further potential. The first floor offers four well-proportioned bedrooms arranged around a split-level landing with built-in storage. The principal bedroom is particularly impressive, boasting a bay window, exposed wood flooring and a stylish walk-in shower with glass wash basin. The remaining bedrooms are all thoughtfully laid out, with one featuring a mezzanine sleeping area, making it perfect for children or guests. A well-appointed family bathroom and separate WC complete this level. Further stairs lead up to a spacious loft room with Velux window, power, TV point and eaves storage, offering excellent additional space suitable for a variety of uses.

**External** Outside, the property continues to impress with a secluded, west-facing rear garden that enjoys afternoon and evening sun. The garden is beautifully enclosed and features raised flowerbeds, patio areas, side access via double gates, and multiple storage sheds. To the front, a private driveway provides off-road parking for several vehicles, a rare and highly desirable feature for such a central location. This is a truly charming and distinctive period home offering space, character and practicality in equal measure. Early viewing is strongly recommended to fully appreciate everything this exceptional property has to offer.

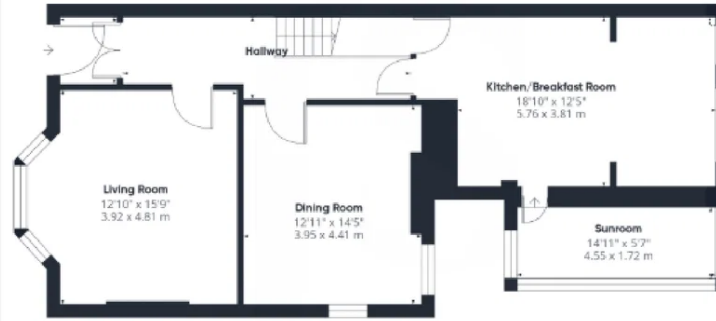
**Situated** Perfectly positioned in the very heart of Worthing, this characterful home enjoys an exceptionally convenient setting ideal for modern family life. The town centre is just a short stroll away, providing an excellent selection of independent shops, high-street retailers, cafés, restaurants, pubs and leisure facilities. Worthing's attractive seafront and promenade are also within easy walking distance, ideal for morning walks or evenings by the sea. For commuters, Worthing Central railway station is close at hand, offering direct and regular services to Brighton, London and beyond. Local bus routes run nearby, including the well-known 700 Coastliner, providing excellent connectivity along the coast and to neighbouring towns. The property is also well placed for a range of highly regarded primary and secondary schools, as well as Worthing Hospital, making this an ideal location for families, professionals and those seeking a central yet highly practical lifestyle location.

**Council Tax** Band E





Floor -1



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Whilst we endeavour to make out 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.