



Rugby Road, Worthing, BN11 5LS

Guide Price **£610,000**



Property Type: Semi Detached House

Bedrooms: 4

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Semi Detached House
- Four/Five Bedrooms
- Open-plan Lounge, Kitchen and Dining Area
- Seperate Lounge With Bay Fronted Window
- Family Bathroom
- Off Road Parking
- Rear Mature Garden
- Utility Room & Ground Floor W/C
- Short Walk to Goring Road Shopping Parade
- Short Walk To West Worthing Railway Station

Jacobs Steel are pleased to offer this beautifully presented four/five-bedroom semi-detached family home offering spacious and versatile accommodation, ideal for modern family living. Featuring a stunning open-plan kitchen, dining and living area with French doors opening onto a generous rear garden, plus off-road parking. Ideally located on the sought-after Rugby Road in West Worthing, close to West Worthing station, the seafront, local amenities and highly regarded schools.





INTERNAL

A beautifully presented four/five-bedroom semi-detached family home, offering spacious and versatile accommodation throughout, perfectly suited to modern family living. The ground floor is welcomed by a spacious entrance hall leading to a bay-fronted sitting room, which also offers flexibility to be used as a fifth bedroom, home office or playroom. To the rear of the property, the impressive open-plan lounge, kitchen and dining area creates the heart of the home. Flooded with natural light from a large skylight and double French doors opening onto the rear garden, this stunning space is perfect for both everyday living and entertaining. The stylish fitted kitchen benefits from a range of integrated appliances, a central breakfast bar and ample storage. Adjacent is a practical utility room, complete with an additional sink and drainer and cupboards together with space for both a washing machine and tumble dryer. The ground floor is further complemented by a convenient cloakroom with a WC and wash hand basin. Upstairs, the property offers four well-proportioned bedrooms, with the impressive principal bedroom enjoying a large bay window that fills the room with natural light. A contemporary family bathroom completes the first-floor accommodation.

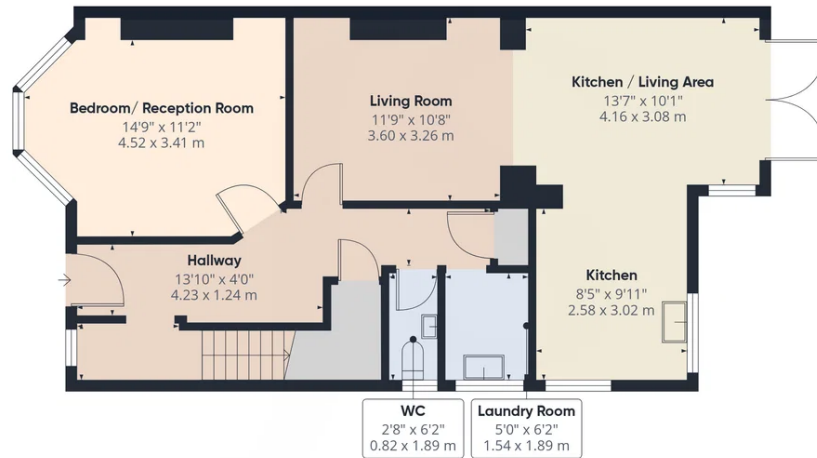
EXTERNAL

The French doors open onto a decked seating area, providing the perfect space for outdoor dining and entertaining. Beyond, the rear garden is predominantly laid to lawn and complemented by mature shrubs and trees, creating a private and attractive outdoor setting. To the front, the property enjoys a well-maintained garden enclosed by a charming picket fence, together with a private driveway providing convenient off-road parking.

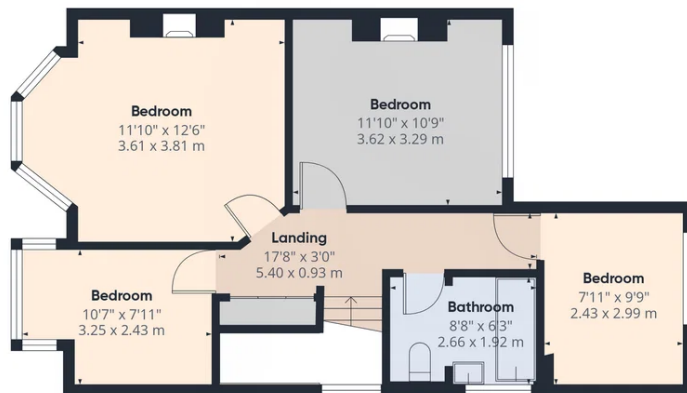


SITUATED

Ideally situated on the sought-after Rugby Road in West Worthing, this superb home enjoys a highly convenient location close to a wide range of local amenities. West Worthing railway station is approximately 0.2 miles away, offering direct services to Brighton and London, making it ideal for commuters. Worthing town centre is around two miles from the property, providing an excellent selection of shops, cafés, restaurants and leisure facilities, while West Worthing seafront is within a mile, perfect for enjoying coastal walks. The popular Goring Road shopping parade is approximately 0.3 miles away, offering a variety of independent shops, convenience stores, cafés and restaurants. The property is also well positioned for families, with several highly regarded local schools nearby, including Elm Grove Primary School, which is approximately 0.4 miles away.



Ground Floor



Floor 1



Approximate total area^m
1303 ft²
120.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	62	
(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.