



Howard Street, Worthing, BN11 4EW

Offers Over **£300,000**



Jacobs Steel are delighted to present this well presented and deceptively spacious end of terrace period home, ideally situated within this highly sought-after residential location in Worthing. Perfectly positioned for convenient access to Worthing mainline railway station, nearby shops on Tarring Road, and the town centre, with its wide range of cafés, restaurants and seafront amenities. The property provides well-balanced and versatile accommodation arranged over two floors, and comprises two double bedrooms, two reception rooms with an attractive cast iron fireplace, a modern fitted kitchen, a fitted ground floor bathroom, and a private west-facing rear courtyard garden, ideal for enjoying the afternoon and evening sun. The sellers have already identified their next property, making this a particularly attractive opportunity for a smooth and well-timed purchase for any buyer looking to move quickly.





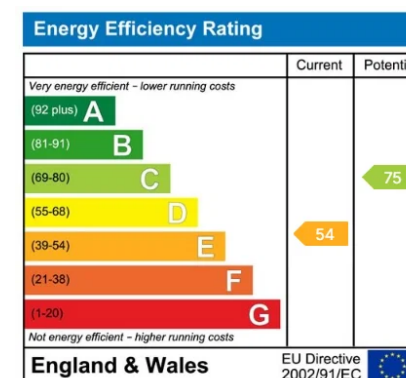
Internal Upon entering the property, you are welcomed into an entrance hall which sets the tone for the character and charm found throughout. To the front of the property, the living room offers a warm and inviting reception space, centred around a charming cast iron fireplace with decorative tiled inset. A double glazed window allows for plenty of natural light, complemented by picture rail detailing. To the rear, the separate dining room provides an excellent additional reception area, again featuring a fireplace and enjoying a natural flow through to the kitchen. The kitchen is fitted with a range of base and wall units with complementary work surfaces, incorporating a built-in gas hob and oven, plumbing for a washing machine, one and a half bowl sink with drainer, tiled flooring, ceiling spotlights and a wall-mounted boiler. A side window provides additional natural light, with access leading through to the inner hallway. The inner hallway gives access to the rear garden and leads through to the ground floor bathroom, which is fitted with a panelled bath with shower attachment, low level WC, pedestal wash basin, heated towel rail, part tiled walls and tiled flooring, finished in a clean and contemporary style. To the first floor, the landing leads to two well-proportioned double bedrooms, both of which are of a very similar and highly practical size, offering excellent versatility for a range of buyers. Each room provides ample space for a double bed along with additional bedroom furniture, making them equally suitable as a principal bedroom with a generous guest room, or as two comfortable doubles for sharers, guests or home office use if required. Both rooms benefit from a pleasant outlook and a light, airy feel, enhancing the overall sense of space and balance found throughout the upper floor.



External To the front, the property benefits from a walled formal front garden providing a neat and attractive approach to the home. To the rear is a private west-facing courtyard garden, designed for ease of maintenance and enjoying a highly sought-after westerly aspect, ideal for afternoon and evening sun.

Location Howard Street is conveniently located in the heart of Worthing, offering an excellent central position within easy reach of the town's main amenities. Ideally placed for access to Worthing town centre, residents benefit from a wide range of shops, cafés, restaurants and leisure facilities all within walking distance, as well as the picturesque seafront and promenade. The location is also particularly well served for transport links, with Worthing mainline railway station close by providing direct services to London Victoria, Gatwick Airport and along the south coast, making it an ideal choice for commuters. Howard Street strikes a great balance between central convenience and residential practicality, appealing to a wide range of buyers from first-time purchasers to investors, all seeking strong connectivity and a vibrant coastal lifestyle within easy reach of everyday essentials.

Council Tax Band B



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.