



South Farm Road, Worthing, BN14 7TW
£450,000



Property Type: Terraced House

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Council Tax Band: C

- Beautifully Presented Three-Bedroom Terraced House
- Extensively & Sensitively Improved & Updated Throughout
- Three Light & Generously Sized First Floor Bedrooms
- Contemporary Refitted Bathroom With Bath & Separate Shower
- Direct Access To A Stunning Landscaped West Facing Rear Garden
- Rarely Available Double Garage With Rear Access
- Viewing Of This Exceptional Property Essential
- Fully Double-Glazed Throughout
- Located Within Thomas A Becket School Catchment Area
- Sold With No Ongoing Chain

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Internal This impressive home has been thoughtfully improved and meticulously updated by the current owner, creating a stylish and comfortable living environment throughout. On entering this beautiful property, a wide, bright hallway welcomes you that leads to a luxury refitted kitchen featuring exposed brickwork, quartz worktops and a range of high-end appliances. The ground floor features a stunning open-plan lounge/diner with exposed floorboards, offering a bright and welcoming space that seamlessly overlooks and opens onto via French-doors, the rear, west-facing garden creating a perfect space for both everyday living and entertaining. Upstairs, there are three well-proportioned, neutrally decorated bedrooms alongside a beautifully refitted, contemporary family bathroom, featuring both a full-size bath and separate shower cubicle.

External the rear garden has been completely hard-landscaped to provide a secluded and tranquil retreat, with a combination of Indian sandstone paving, hard-timber decking, and attractive, well-established in-laid and free-standing planting. A particular highlight is the large double garage opening onto the rear garden, accessed via a rear, slip road with resident-only access and fitted with an electric door, offering excellent storage, secure parking and many potential business/ usage opportunities.



Situated on South Farm Road within the popular Broadwater area of Worthing, the property enjoys a convenient position with a good range of everyday amenities close at hand. Broadwater village offers a selection of independent shops, cafés, restaurants and essential services, while the wider town centre provides a more extensive choice of shopping, leisure and entertainment facilities. Worthing railway station is within easy reach, providing regular services towards Brighton, London and surrounding areas, while local bus routes offer convenient connections throughout the town. The A27 is also readily accessible, making this a practical location for those commuting by road.

Council Tax Band C



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 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.