



Southview Gardens, Worthing, BN11 5JA
Offers Over £775,000





We are delighted to present to the market this substantial and beautifully extended detached house. Offering versatile living space, the property comprises six generously sized bedrooms, two spacious reception rooms, three modern bathrooms, convenient ground floor WC, utility room, and an integral garage. Externally, the home boasts a secure, enclosed wrap-around garden—perfect for relaxing or entertaining—along with ample off-road parking. Ideally located, this impressive residence is just a short stroll from the scenic Marine Gardens, Worthing Seafront, and a variety of local shops and amenities on Goring Road.



Key Features

- Extended Detached House
- Six Bedrooms
- Family Bathroom & Two Ensuite Shower Rooms
- Ground Floor WC
- Two Reception Rooms
- PLANNING FOR SINGLE STOREY EXTENSION APPROVED - AWD/1645/24 (Mon 17 Feb 2025)
- Utility Room & Garage
- Potential for Self Contained Guest suite



6 Bedrooms



2 Bathrooms



2 Reception Room

INTERNAL

Original front door leading into the entrance porch with door leading into the entrance hall. Doors to all ground floor rooms and ground floor WC. On the ground floor there are two good size reception rooms with the main living room benefitting from a south facing bay window and dual aspect windows. The kitchen offers wall and base units, space for American style fridge/ freezer, built in oven, electric hob, space for dishwasher, access to larder cupboard and door leading out to the rear of the property. The property benefits from a utility room which can be accessed via the rear of the property, space and plumbing for washing machine and tumble dryer. On the first floor there are four good size bedrooms. The primary bedroom offers dual aspect windows with a south facing bay fronted window and access to the modern en suite shower room. The en suite offers walk in shower with glass screen, wash hand basin and WC. The family bathroom offers bath with shower above, fully tiled walls, wash hand basin with storage below, the WC is separate and located just next to the bathroom. On the second floor there is access to two double bedrooms. One of the bedrooms benefits from access to an en suite shower room, good size storage cupboard and eaves storage. Bedroom six benefits from access to storage, eaves storage and a door leading into a self contained kitchenette which could be perfect as a guest suite.

LOCATION

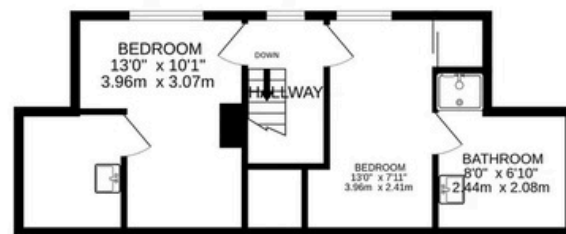
Ideally located in West Worthing, this property is just a quarter of a mile from the seafront and the vibrant Goring Road shopping parade. Marine Gardens which offers cafe, bowling green, and beautiful gardens is just a short walk away from the property. Worthing Town Centre, offering a wide range of shops, restaurants, pubs, cinemas, theatres, and leisure facilities, is conveniently less than a mile away. For commuters, West Worthing Railway Station is approximately three-quarters of a mile from the property, with regular bus services running nearby, ensuring excellent transport links. PLANNING FOR SINGLE STOREY EXTENSION APPROVED - REF:AWDM/1645/24 (Mon 17 Feb 2025)

EXTERNAL

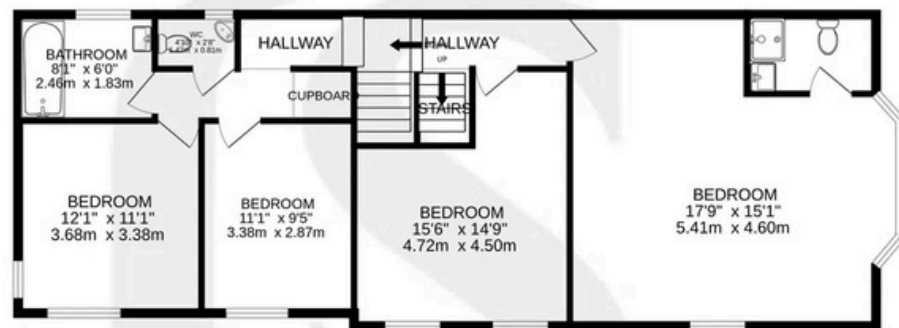
The property boasts a secure, enclosed wrap-around garden with a gated entrance, offering both privacy and versatility. On either side, the garden is mainly laid to lawn, complemented by a patio area—perfect for outdoor furniture and entertaining. To the rear, the space has been thoughtfully paved, providing access to the utility room and rear entry to the garage. Timber double gates open to a shingled section, offering additional off-road parking.



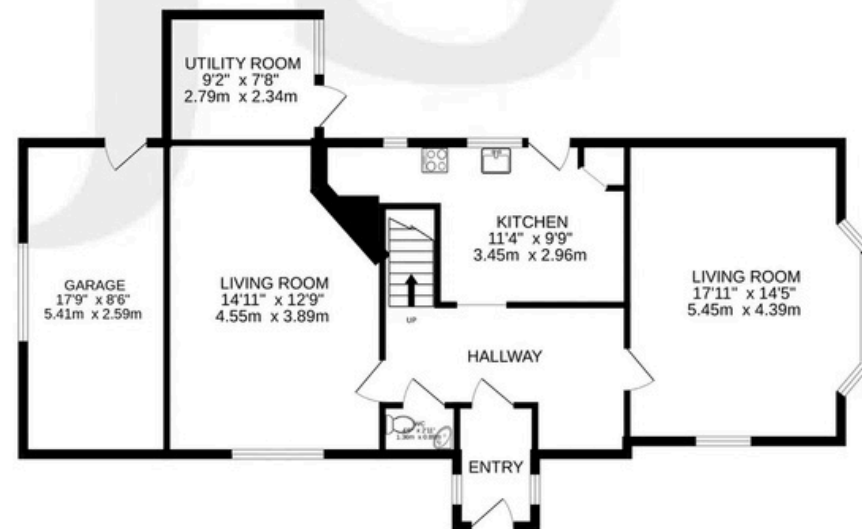
2ND FLOOR



1ST FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Whilst we endeavour to make our property 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, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC: 199 sqm)

Tenure:Freehold

Council tax band: F