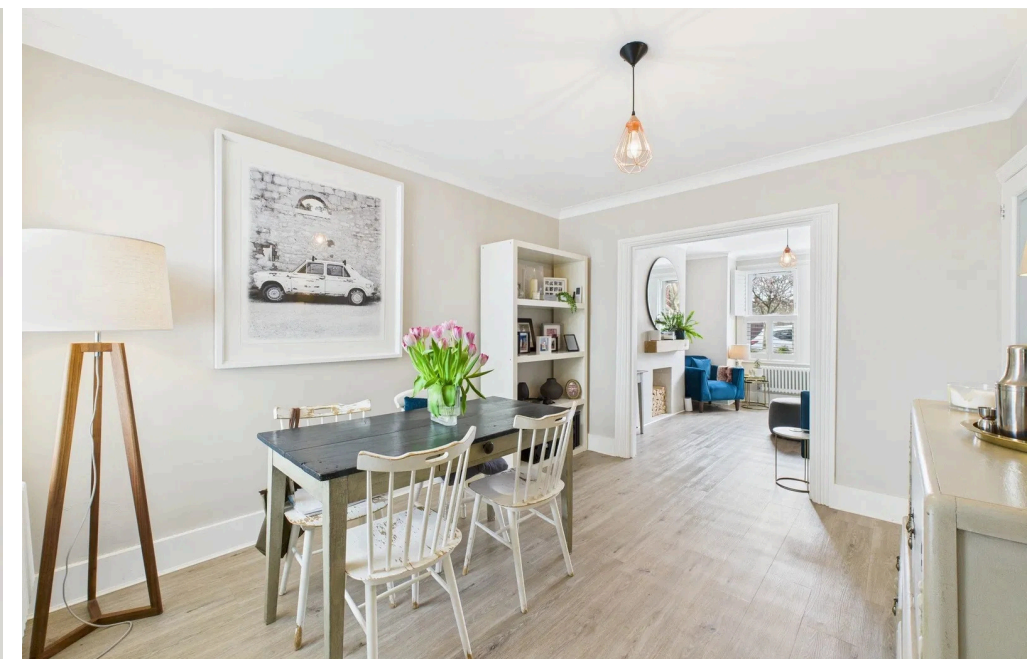




72 The Drive, Worthing, BN11 5LN

Guide Price £425,000



We are pleased to present to the market this charming, period-style mid-terrace house. Boasting three bedrooms, two reception rooms, a modern fitted kitchen, a sunroom, a ground-floor bathroom and a first-floor shower room, this property offers both comfort and character. Conveniently located within the sought-after Elm Grove School Catchment Area, it is just a short walk to West Worthing Railway Station and local shopping amenities.



Key Features

- Period Style Mid Terrace
- Three Bedrooms
- First Floor Shower Room & Ground Floor Bathroom
- Two Reception Rooms
- Fitted Kitchen
- Sun Room/ Utility Area
- Secluded Rear Garden
- Walking Distance To West Worthing Railway Station
- Elm Grove School Catchment Area
- Close To Goring Road Shopping Facilities



3 Bedrooms



2 Bathrooms



2 Reception Room

INTERNAL

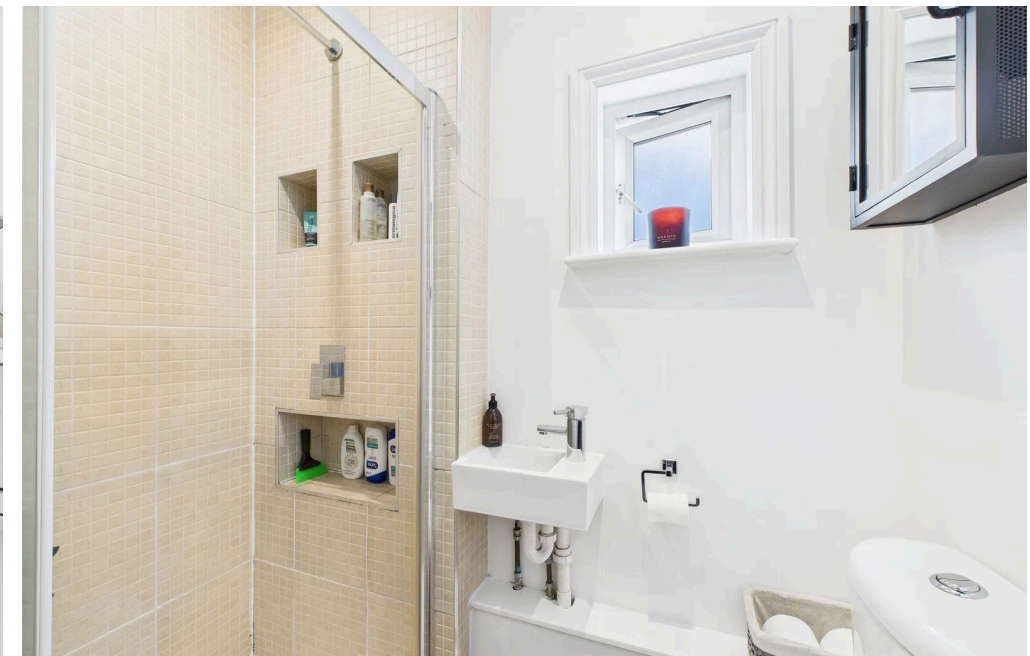
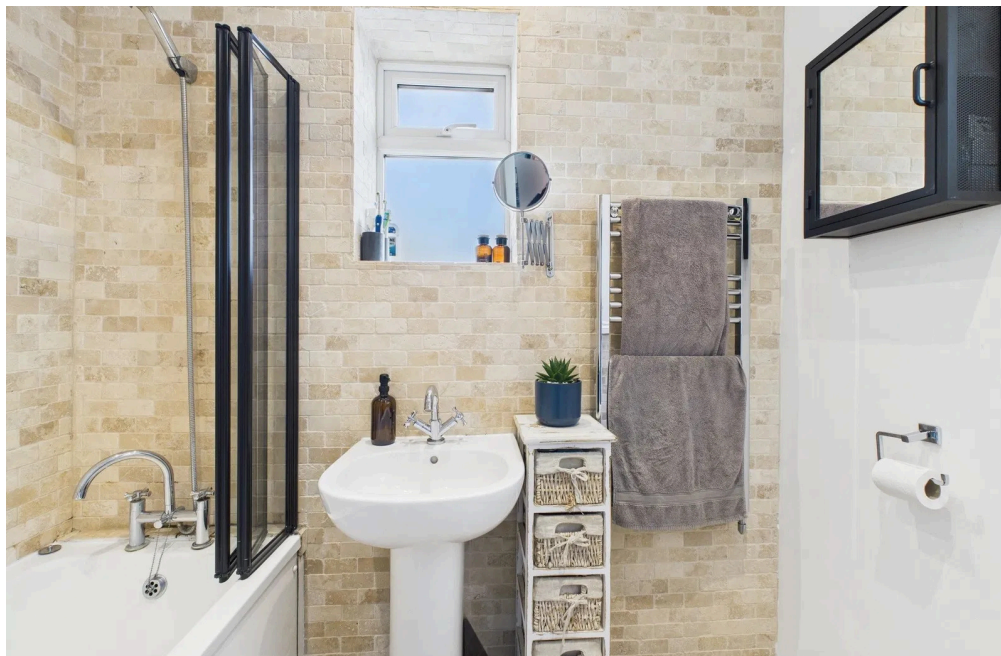
The front door opens into a welcoming entrance hall, providing access to the dining area. The property features two reception rooms, with the first room showcasing a bay-fronted window with double-glazed panes. This leads into the second reception room, currently used as a dining area, which benefits from an understairs cupboard and a step down into the modern fitted kitchen. The kitchen is equipped with sleek white wall and base units, complemented by integrated appliances, including a washing machine, dishwasher, fridge/freezer, oven, and gas hob. A door from the kitchen leads to the ground-floor bathroom and another door opens into the utility area/sunroom. The ground-floor bathroom is well-appointed with a bath, shower overhead, glass screen, wash hand basin, and WC. On the first floor, you'll find three well-sized bedrooms. The primary bedroom features a square bay window and built-in wardrobes. The shower room is complete with a walk-in shower, wash hand basin, and WC.

EXTERNAL

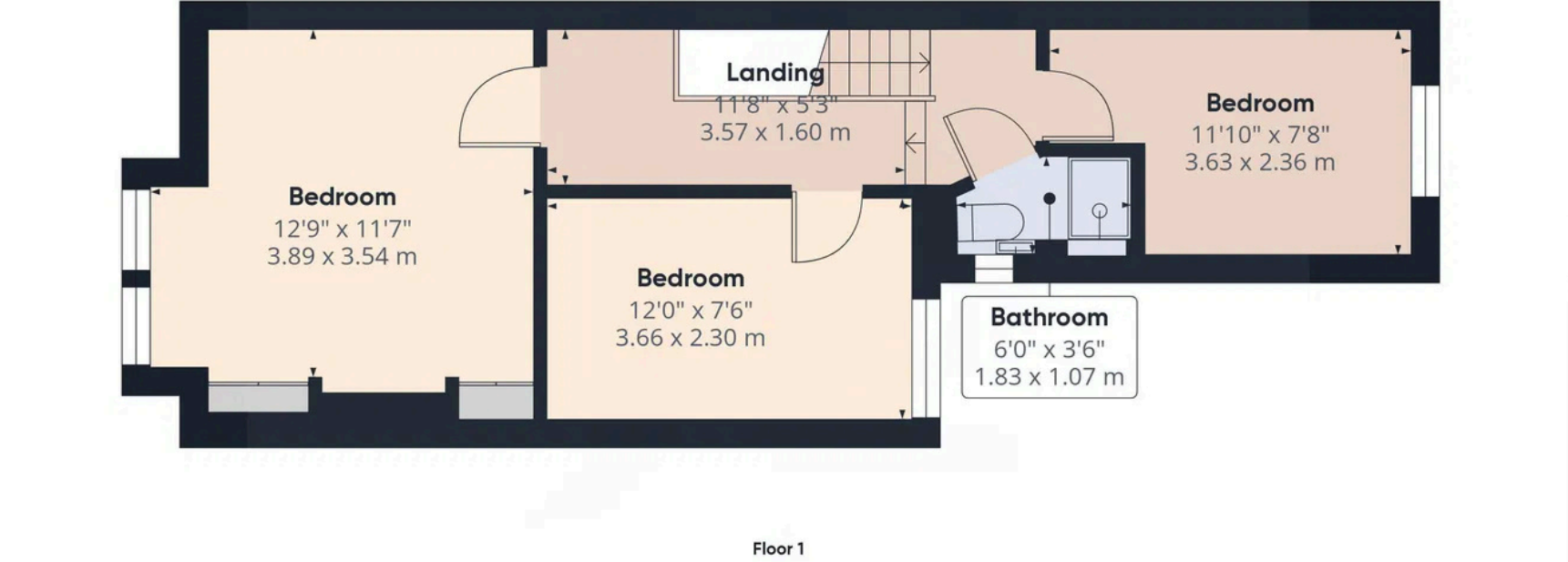
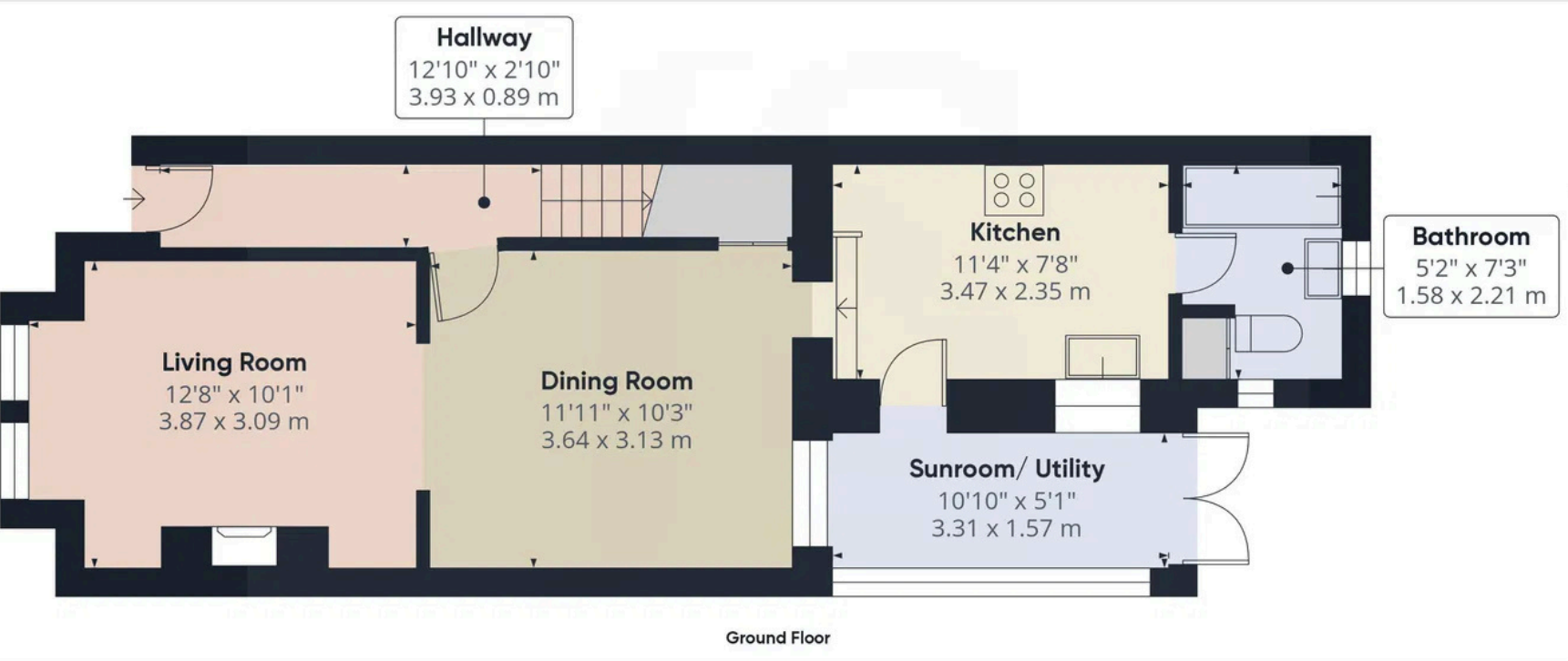
At the front of the property, a pathway leads to the front door, with a section of the garden laid to shingle. The rear garden is predominantly laid to lawn, featuring a decked area with a pergola, a pathway leading to the back, a floral border, a timber shed, and a gate providing access to the rear.

SITUATED

Nestled within the highly sought-after Elm Grove Catchment in West Worthing, local amenities are just a short distance away, with Goring Road located within a quarter of a mile and Worthing seafront under a mile. Worthing Town Centre, offering a wide range of shopping facilities, restaurants, pubs, cinemas, theatres, and leisure options, is approximately one and a half miles away. The nearest station, West Worthing, is roughly half a mile from the property, and bus services are available nearby.



To book a viewing contact us on: 01903 506080 | westworthing@jacobs-steel.co.uk | jacobs-steel.co.uk



Approximate total area⁽¹⁾
873.61 ft²
81.16 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(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: 84 sqm

Tenure: Freehold

Council tax band: C

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.

