



Brougham Road | East Worthing | BN11 2PH
Guide Price £400,000



Jacobs Steel are excited to offer for sale this charming and rarely available detached period cottage close to Worthing Town Centre and Seafront. The accommodation comprises of a spacious lounge/diner, a fitted kitchen, two first floor bedrooms and a luxurious family bathroom suite. Other benefits include a useful loft hobbies room, south facing rear garden and off road parking for multiple vehicles. The property is being offered with no onward chain and an internal viewings is highly recommended.



Key Features

- Detached Period Home
- Dual Aspect Lounge/Diner
- Bright Kitchen And Conservatory
- Two First Floor Double Bedrooms
- Luxurious Family Bathroom Suite
- Useful Loft Hobbies Room
- South Facing Rear Garden
- Off Road Parking For Multiple Vehicles
- No Onward Chain
- Close To Shops, Seafront And Transport Links



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Access to this charming home is through a stylish composite front door, opening into a reception hallway that seamlessly leads to the main living area via an elegant archway. Stairs ascend to the first floor, while the heart of the home lies in the spacious, open-plan living and dining room. Measuring an impressive 23'10" x 10'07", this dual-aspect space benefits from plenty of natural light from a large window to the north alongside another to the south, and features two beautiful cast iron fireplaces that add character and warmth. To the rear, the kitchen is accessed through stable-style doors and is thoughtfully designed with a generous range of cream wall and base units, complemented by wood-effect laminate worktops and a breakfast bar. Integrated appliances include an oven and hob, with ample space and provisions for additional appliances. From the kitchen, access to the rear garden is provided via a light-filled conservatory, which doubles as a versatile second reception room. Upstairs, a feature split-level landing leads to two well-proportioned double bedrooms at the front of the property. The master bedroom is a substantial 14'01" x 11'02", while the second bedroom offers generous dimensions of 12'03" x 08'07". The luxurious family bathroom is a true highlight, boasting a freestanding claw-foot bath with handheld shower, a separate walk-in shower cubicle, wash hand basin with built-in storage, and a close-coupled WC. Adding further flexibility to this delightful home is a loft hobbies room, complete with Velux windows on both the South and North sides.

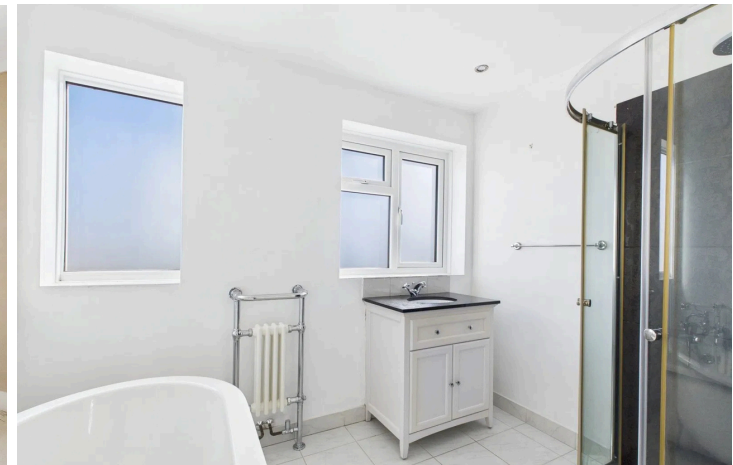
EXTERNAL

To the front, the property features a spacious gravelled driveway offering ample off-road parking for multiple vehicles, bordered by attractive brick walls. A gated side access leads to the rear garden, providing added convenience and security. The rear garden is thoughtfully designed for low maintenance with a combination of patio and slate shingle areas, complemented by two raised flower beds. Enjoy the highly desirable southerly aspect, ensuring sunlight from morning until evening—perfect for outdoor living and entertaining.

LOCATION

Situated In one of Worthing's most popular location's in central East Worthing less than 250 metres from Worthing Seafront and positioned conveniently to the town centre, you'll be perfectly located to benefit from some of the best restaurants and cafes in the area. Close-by is the award-winning leisure centre, Splashpoint that boasts two swimming pools, spa and gym. There are also three parks and a sea-inspired children's playground all located next to Splashpoint. Commuters are also well served with Worthing train station's offering regular services along the coast and London.

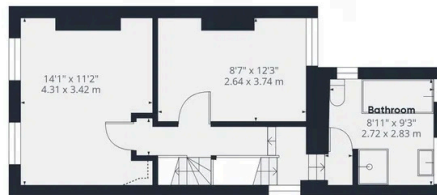
Council Tax Band C



To book a viewing contact us on: 01903 206000 | worthing@jacobs-steel.co.uk | jacobs-steel.co.uk



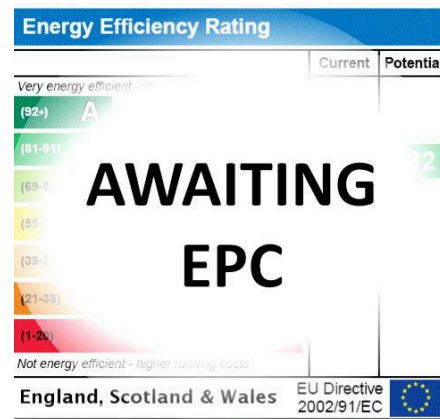
Ground Floor



Floor 1



Floor 2



Property Details:

Floor area *as quoted by EPC: 1108 Sqft

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.