

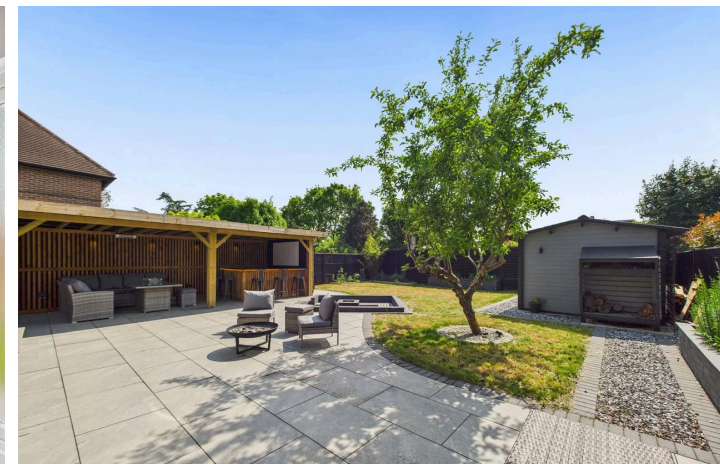


Warren Road | Worthing | BN14 9QH  
Guide Price **£775,000**





Charming 1930s four bedroom detached home offering spacious, versatile living with a stylish open-plan kitchen, lounge, dining, and family areas. This extended home features a vaulted main bedroom with en-suite, landscaped south-west garden, fire pit, outdoor bar, and entertainment area—perfect for modern family life and entertaining.





## Key Features

- Extended Detached House
- Four Double Bedrooms
- Expansive Living Space
- Open Plan Kitchen/Diner & Family Room
- Separate Living Room
- Ground Floor Cloak Room
- Shower Room and Ensuite
- Feature South/West Facing Landscaped Garden
- Beautifully Presented
- Large Driveway



**4 Bedrooms**



**2 Bathrooms**



**3 Reception Rooms**

### INTERNAL

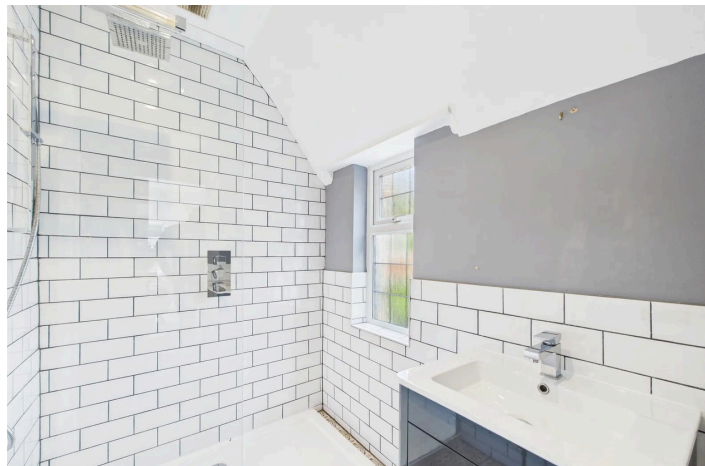
This charming and characterful 1930s detached house welcomes you with a spacious entrance hall, featuring elegant glass doors and a staircase rising to the first-floor landing. From the hall, doors lead into a bright and inviting kitchen, complete with a breakfast bar and a range of fitted cupboards, ideal for family living. Flowing seamlessly from the kitchen is a modern, contemporary lounge, boasting a bay window, stylish feature lighting, and a cosy wood burner — perfect for relaxing evenings. The extended ground floor offers versatile open-plan living, with a dining area and a spacious family room stretching across the rear of the property, complemented by doors opening onto the garden, creating a fantastic indoor-outdoor feel. Upstairs, the property provides four well-proportioned bedrooms, each comfortably accommodating a double bed. The impressive main bedroom showcases a vaulted ceiling, a range of fitted wardrobes, and an ensuite shower room. A further contemporary shower room and a separate WC complete the upstairs layout, making this an ideal home for growing families or those who love to entertain.

### EXTERNAL

The beautifully designed south-west facing garden has been meticulously landscaped within the last year, offering a stylish and highly functional outdoor space. A striking curved patio creates a natural flow through the garden, leading to a fabulous covered area complete with a bar, large seating space, provision for a projector TV, and enhanced by atmospheric feature lighting — perfect for entertaining day or night. The patio also connects to a sunken seating area centred around a gas fire pit, creating a cosy yet sophisticated spot for evening gatherings. The remainder of the garden is laid to lawn, bordered by two well-stocked flower beds, adding colour and interest. A charming summer house sits neatly to the side, while contemporary fencing surrounds the space, ensuring privacy and a sleek modern finish.

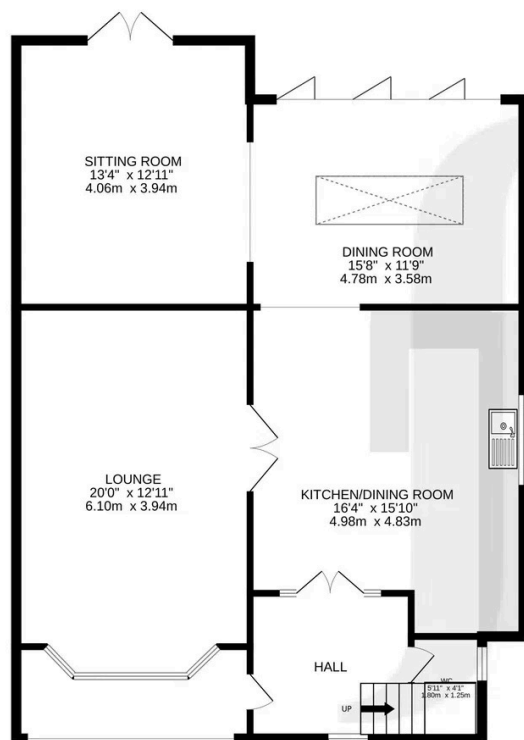
### LOCATION

Local shops can be found close by in Broadwater Village approximately 0.7 miles away. The property provides easy access to the A27 & A24 which offers routes over to Brighton, London and Surrey. There are a selection of schools and colleges within the local area for all ages. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 1.9 miles away. Bus services run nearby.

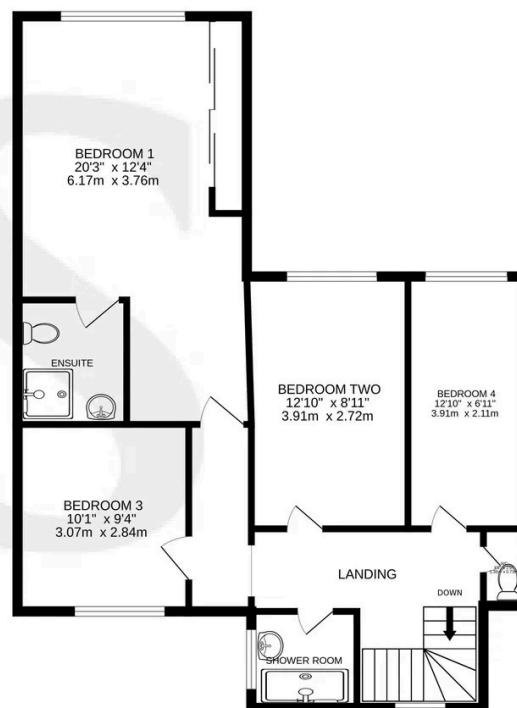


To book a viewing contact us on: 01903 873999 | [findon@jacobs-steel.co.uk](mailto:findon@jacobs-steel.co.uk) | [jacobs-steel.co.uk](https://jacobs-steel.co.uk)

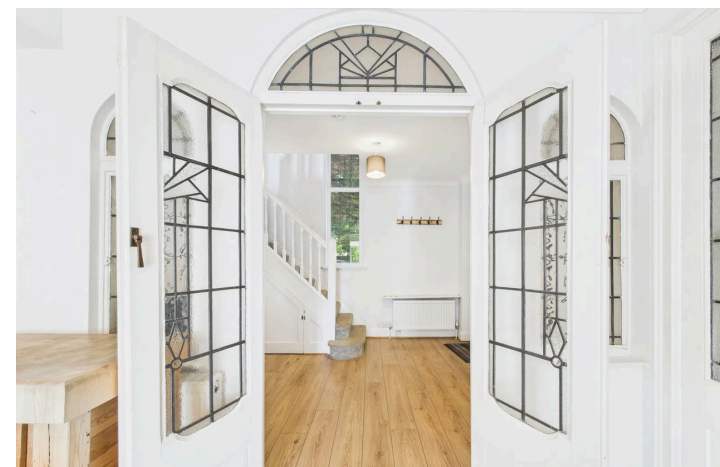
GROUND FLOOR



1ST 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	80
England & Wales		EU Directive 2002/91/EC

## Property Details:

Floor area as quoted by EPC: 1711 SqFt

Tenure: Freehold

Council tax band: F

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.