



Pentland Road | Worthing | BN13 2PR  
Offers Over **£325,000**



Beautifully presented three bedroom home featuring a spacious open-plan lounge/kitchen/diner with log burner and sliding doors to a west-facing garden. Includes a modern kitchen, stylish bathroom, workshop and low-maintenance gardens, perfect for family living and entertaining.



## Key Features

- End of Terrace House
- Three Bedrooms
- Open Plan Lounge/Kitchen/Diner
- Well Presented
- Modern Kitchen Design
- Lounge Area with Log Burner
- Modern Bathroom
- West Facing Rear Garden
- Spacious Home
- Close to Local Amenities



**3 Bedrooms**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

This immaculately presented home welcomes you with a bright entrance hall that immediately sets the tone for the tasteful and well-maintained accommodation throughout. The spacious open-plan lounge/kitchen/diner forms the heart of the home, offering a perfect blend of comfort and functionality. The cozy lounge area, complete with a log burner, flows seamlessly into the dining area—ideal for entertaining—with sliding doors opening out to the rear garden. The modern kitchen is thoughtfully designed with a range of contemporary units, integrated appliances including a fridge, freezer, dishwasher, and washing machine, as well as a mid-level oven and gas hob. A large window frames lovely views over the garden, bringing in natural light and connecting the indoors with the outdoors. Upstairs, the property boasts three bedrooms—two doubles and a larger-than-average single room with a built-in cupboard, perfect for a child's room or home office. The stylish family bathroom features a modern white suite with a paneled bath, WC, and wash hand basin.

### EXTERNAL

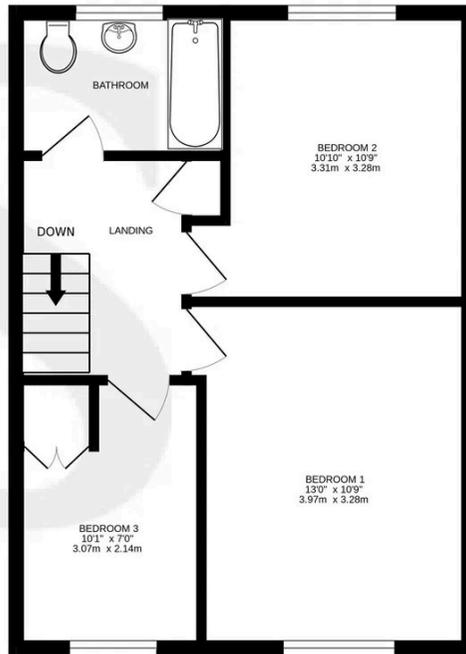
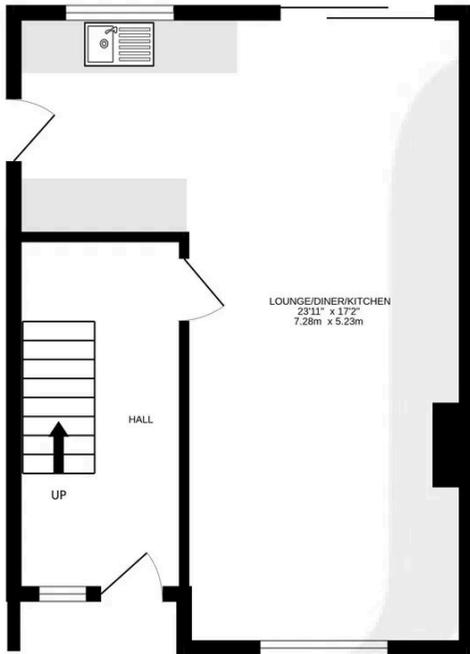
Wall enclosed front garden featuring raised shrub beds and an artificial lawn for low-maintenance appeal. A gated side access leads to the well-kept west facing rear garden, a perfect retreat with a decked seating area, raised flower borders, and a pergola for shaded relaxation. The central artificial lawn keeps the garden neat and usable year-round, complemented by a large workshop, playhouse, and a covered side area ideal for storage or rainy-day play.

This home is a wonderful example of modern family living, thoughtfully designed and beautifully finished both inside and out.

### LOCATION

In the popular Salvington area of Worthing, local shops and amenities can be found on Salvington Road and local schools nearby. Buses run nearby and local railway station is approximately 1.2 miles away. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately two and a half miles away.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area (as quoted by EPC): 840 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.