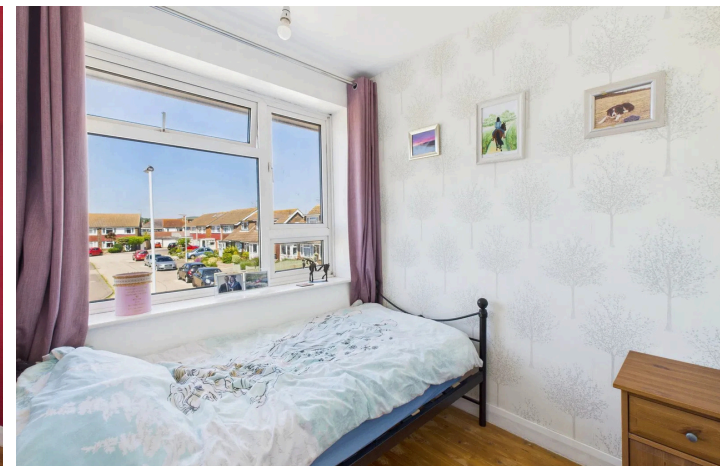




Ophir Road | East Worthing | Worthing | BN11 2ST
£375,000



Jacobs Steel are thrilled to present this superb end-of-terrace home, enviably positioned at the end of a peaceful residential cul-de-sac in one of Worthing's most desirable locations. Just 200 metres from the beautiful seafront, this charming property offers the perfect blend of coastal living and convenience. Inside, the home boasts three well-proportioned bedrooms, two reception rooms, a fitted kitchen and bathroom. Outside, enjoy a sunny south-facing garden, private off-road parking, and the added benefit of a brick-built garage.



Key Features

- End Of Terrace House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen & Bathroom
- South Facing Rear Garden
- Brick Built Garage
- Off Road Parking
- Popular & Quiet Residential Cul-De-Sac
- Less Than 200m From Worthing Seafront
- Viewing Considered Essential



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

To the front of the property you're welcomed by a spacious and inviting entrance hall – the ideal spot to neatly store coats and shoes. A convenient ground floor W/C, under stairs storage, and access to all principal rooms add to the home's functionality. Double doors open into the generously sized living room, where the dual aspects bathe the space in natural light. Flowing seamlessly into the south-facing dining room, this open-plan arrangement offers a bright and airy atmosphere, perfect for both relaxed living and stylish entertaining, with lovely views and direct access to the beautifully maintained rear garden. The fitted kitchen offers a range of wall and base units, practical laminate worktops, two useful larder cupboards, and space for essential appliances – with a further door opening to the garden for added convenience. Upstairs, the spacious landing houses a large airing cupboard. The principal bedroom, positioned at the front, is a substantial double (11'10" x 11'2") easily accommodating wardrobes, bedside tables, and more. A second double bedroom enjoys tranquil garden views, while the third bedroom makes an ideal nursery, guest room, or home office. The family bathroom is fitted with a modern three-piece suite including a shower-over-bath, wash hand basin and W/C. Set in a quiet cul-de-sac in one of Worthing's most sought-after locations, this property is the perfect coastal retreat for families or professionals alike. Early viewing is highly recommended.

Council Tax Band D

EXTERNAL

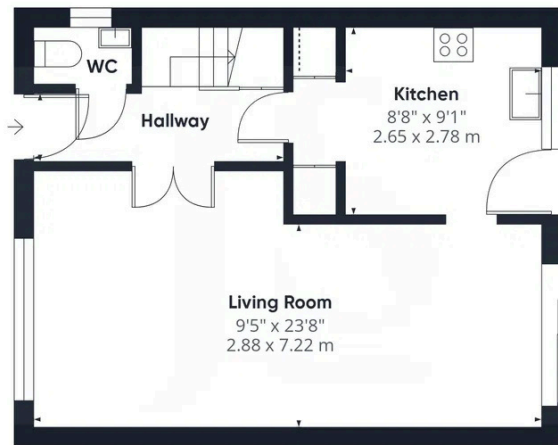
The charming front garden offers a welcoming first impression, with a paved pathway guiding you to the front door. Designed with a coastal theme in mind, the garden is predominantly laid to low-maintenance shingle, complemented by a selection of mature planted borders that echo the nearby beachside location. In addition to the off-road parking conveniently positioned in front of the private brick-built garage, the front garden also offers potential for additional parking, subject to the necessary requirements. To the rear, the property enjoys a highly desirable southerly aspect, ensuring plenty of sunshine throughout the day. Thoughtfully landscaped for ease of maintenance, the garden is mainly laid to lawn and framed by mature planting, adding both character and colour. A substantial brick wall encloses the southern boundary, providing excellent privacy and creating a tranquil outdoor retreat. In addition, the garage benefits from direct access via the rear garden, offering fantastic versatility. Whether you're seeking secure storage, a workshop, or exploring the potential for conversion into a home office, studio, or garden room.

LOCATION

Situated On a sought-after residential road in East Worthing, this attractive property enjoys an enviable location just 200 metres from the picturesque seafront and only 1.5km from Worthing town centre, with its wide array of shops, acclaimed restaurants, cosy pubs, cinemas, theatres, and leisure facilities. Perfectly positioned for commuters and coastal lifestyle seekers alike, East Worthing Station is under 850 metres away, with frequent bus services operating nearby. The property also offers excellent road connectivity with easy access to the A27 and A24, making this well-connected and convenient location both practical and highly desirable.



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



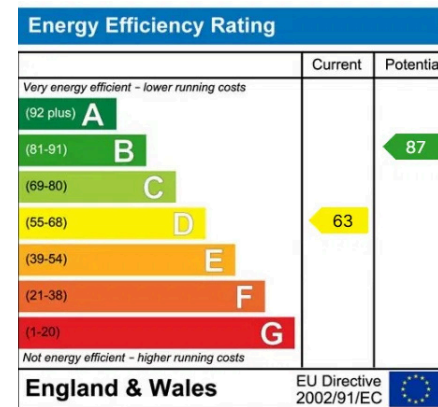
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Property Details:

Floor area *as quoted by EPC: tbc

Tenure: Freehold

Council tax band: D

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.