



Chesswood Road | East Worthing | Worthing | BN11 2AG  
£475,000



Jacobs Steel are thrilled to bring to market this immaculately presented and superbly maintained three double bedroom semi-detached family home, occupying a generous and well-proportioned plot in one of the area's most sought-after residential locations. This attractive property offers an ideal blend of comfort, space, and convenience, making it perfect for growing families or those looking to upsize. Internally, the home features two bright and versatile reception rooms, a modern fitted kitchen, and a charming sun room that enjoys views over the beautifully landscaped south-facing rear garden — perfect for entertaining or relaxing in the sun. Upstairs, you'll find three well-sized bedrooms, ideal for family living or guest accommodation. Further benefits include a brick-built garage, ample off-road parking, and close proximity to local shops, amenities, highly regarded schools, and a mainline train station offering direct links to London and the South Coast.



## Key Features

- Semi-Detached Family House
- Three Double Bedrooms
- Two Reception Rooms
- South Facing Sun Room
- Fitted Kitchen & Bathroom
- South Facing Landscaped Rear Garden
- Brick Built Garage & Off Road Parking
- Sought-After Residential Location
- Close To Shops, Amenities & Mainline Train Station
- Viewing Considered Essential



**3 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

## INTERNAL

A covered porch provides a practical and welcoming entrance to this deceptively spacious and beautifully presented family home. Stepping inside, you're welcomed by a bright and generously sized entrance hallway, which provides access to all principal ground floor rooms, with stairs rising to the first floor, a convenient under-stairs storage cupboard, and a well-appointed ground floor cloakroom/WC. A substantial dual-aspect lounge, measuring an impressive 17'6" x 11'9". This inviting space is bathed in natural light throughout the day and offers plenty of room for comfortable seating, making it the perfect setting for both relaxing evenings and entertaining guests. A delightful sun room provides an additional reception area, perfectly positioned to take full advantage of the property's beautiful south-facing rear garden. Flooded with natural light throughout the day, this serene space offers both garden views and direct access to the outdoor patio, making it an ideal spot for relaxing with a book, enjoying morning coffee, or entertaining guests in a tranquil setting. The dining room also enjoys lovely views over the south-facing rear garden, making it a bright and inviting space for family meals or entertaining. Conveniently located adjacent to the kitchen, it offers excellent potential for reconfiguration—should you wish to create a spacious open-plan kitchen/dining area, this room could easily be incorporated to form a modern, sociable hub at the heart of the home. The kitchen is fitted with a range of wall and base units, providing ample storage, as well as space and plumbing for white goods. Upstairs, the property continues to impress with three generously proportioned double bedrooms. The principal bedroom spans the full width of the home and enjoys a dual aspect, flooding the space with natural light and offering a sense of calm and space. The family bathroom is well-equipped, featuring a full white suite including a panelled bath with shower over, a low-level WC, and a hand wash basin.

## EXTERNAL

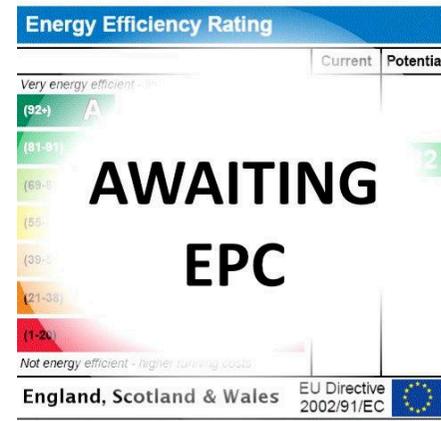
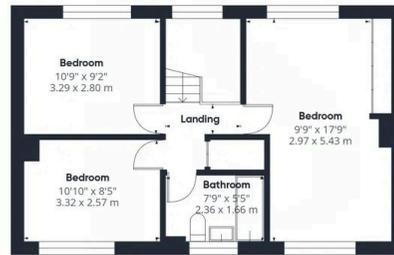
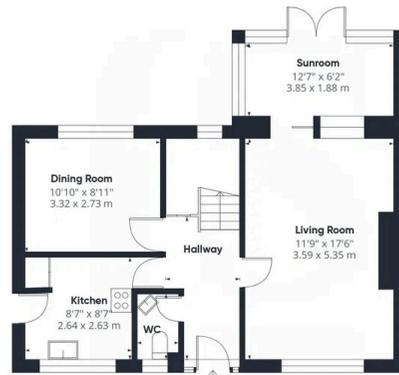
A mature, well-maintained hedgerow lines the front boundary of this generously sized plot, providing both kerb appeal and a sense of privacy that enhances the already attractive frontage. The spacious driveway offers ample off-road parking for multiple vehicles, while a neatly kept lawn and thoughtfully planted borders contribute to the welcoming and established appearance of the home. To the side, a large double gate provides additional secure parking and convenient access to the substantial brick-built garage, ideal for storage or potential workshop use. The rear garden, a true highlight of the property, has been lovingly nurtured and landscaped over many years by the current owner and enjoys a sunny, due-south orientation — perfect for making the most of long summer days. At the heart of the garden lies a central lawn, bordered by a rich array of mature shrubs, flowering plants, and established beds. Two strategically placed patio areas provide versatile spaces for outdoor dining, entertaining, or simply relaxing in the sun, making this a perfect garden for both families and keen gardeners alike.

## LOCATION

Situated In one of Worthing's most desirable and well-established neighbourhoods, this property enjoys a prime position in central East Worthing, less than 850 metres from the beautiful seafront. Ideally located for both leisure and convenience, you'll find yourself just a short stroll from the town centre, where an excellent selection of independent cafés, award-winning restaurants, and boutique shops await. For those seeking an active lifestyle, the acclaimed Splashpoint Leisure Centre is nearby, offering fantastic facilities including two swimming pools, a fully equipped gym, and a relaxing spa. Families will appreciate the abundance of outdoor spaces, with three well-maintained parks and a creatively designed, sea-themed playground all located adjacent to Splashpoint — perfect for children to enjoy. Commuters are also exceptionally well catered for, with Worthing train station within easy reach, providing regular services along the South Coast and direct links into London, making this an ideal location for work and play.

Council Tax Band D





## 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.