



Rugby Road, Worthing, BN11 5LS

Guide Price of £700,000



We are pleased to present to the market this charming and extended period style, semi detached home. Beautifully arranged, the property features three well proportioned bedrooms, a bay fronted lounge, an open plan kitchen and dining area, utility room, ground floor shower room with WC and a stylish family bathroom. Externally, the south-facing rear garden offers a peaceful and private retreat, thoughtfully designed with multiple seating areas ideal for relaxation or entertaining. Additional benefits include off-road parking and a garage store to the front. Ideally located just a short walk from West Worthing Railway Station and local shopping amenities, this property perfectly combines character, space and convenience.



Key Features

- Extended Semi Detached House
- Three Bedrooms
- Open Plan Kitchen/ Dining Room
- Seperate Lounge With Bay Fronted Window
- Family Bathroom
- South Facing Rear Garden
- Off Road Parking
- Short Walk To West Worthing Railway Station
- Garage Store



3 Bedrooms



1 Bathrooms



1 Reception Rooms

INTERNAL

The front door opens into an internal porch, leading through a glass door into the welcoming entrance hall. Original oak flooring flows seamlessly through the hallway and continues into the living and dining areas, adding warmth and character. The property boasts a bright and airy open-plan kitchen/dining room, complete with fitted units and a classic butler sink. There is ample space for a Rangemaster oven, dishwasher, wine cooler, and a fridge/freezer (appliances can be included subject to negotiation). A central island provides additional workspace and storage, and a door leads into the utility room. The utility room is well-equipped with space and plumbing for a washing machine and tumble dryer (potentially included, subject to discussion), as well as room for an additional fridge/freezer. It also features a second butler sink, double doors opening to the rear garden, access to the ground floor shower room and WC, and internal access to the garage store at the front. Upstairs, the first-floor landing provides access to all three bedrooms, the family bathroom, and a loft hatch with pull-down ladder. The primary bedroom benefits from built-in wardrobes, a concealed electric TV unit, and a charming bay window. Bedroom two also features a bay window, while bedroom three enjoys dual-aspect windows for plenty of natural light. The family bathroom is fitted with a walk-in shower, bathtub with mixer taps, a wash hand basin with built-in storage, and a WC.

EXTERNAL

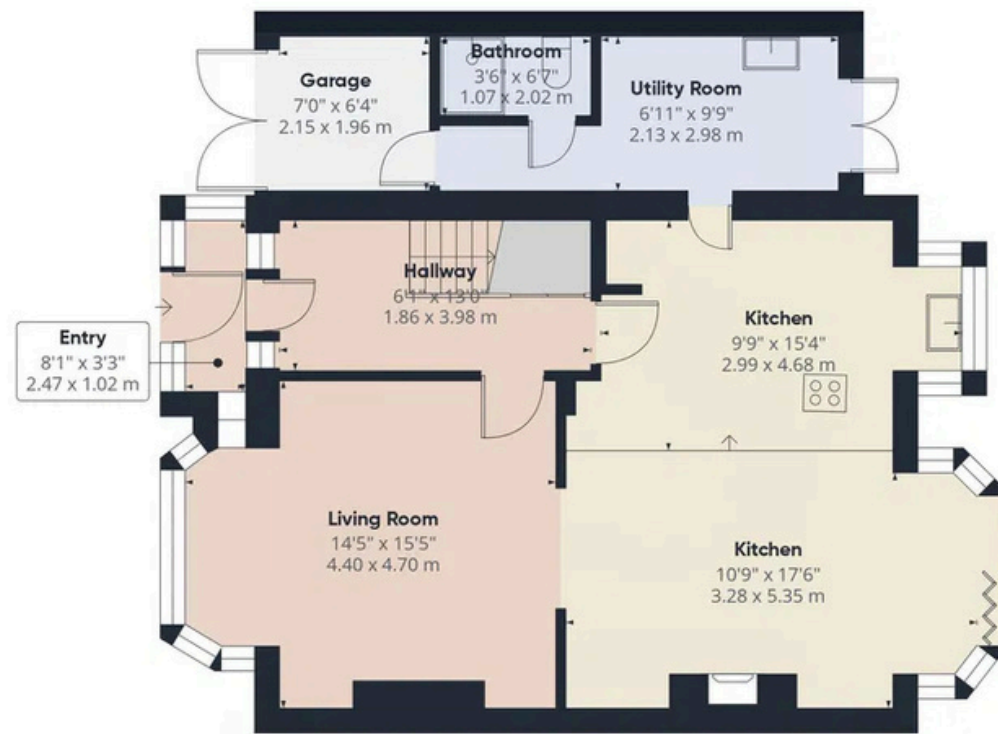
To the front of the property, a shingle driveway provides off-road parking and features an established cherry tree, EV charging points and access to the garage store. The rear garden has been thoughtfully landscaped to create a variety of inviting seating and entertaining areas. A generous decked section includes a covered space ideal for outdoor dining, while a separate shingled area with a firepit and timber bench adds a cozy touch. Timber sleepers with palm trees add structure and character to the space. The remainder of the garden is laid to lawn, bordered by established shrubs and flowering plants. Two additional raised decked areas at the rear offer perfect spots for outdoor furniture and relaxation. A timber shed provides storage and a mature tree has been cleverly adapted with a waterslide and other fun features making it a magical outdoor space for children.

LOCATION

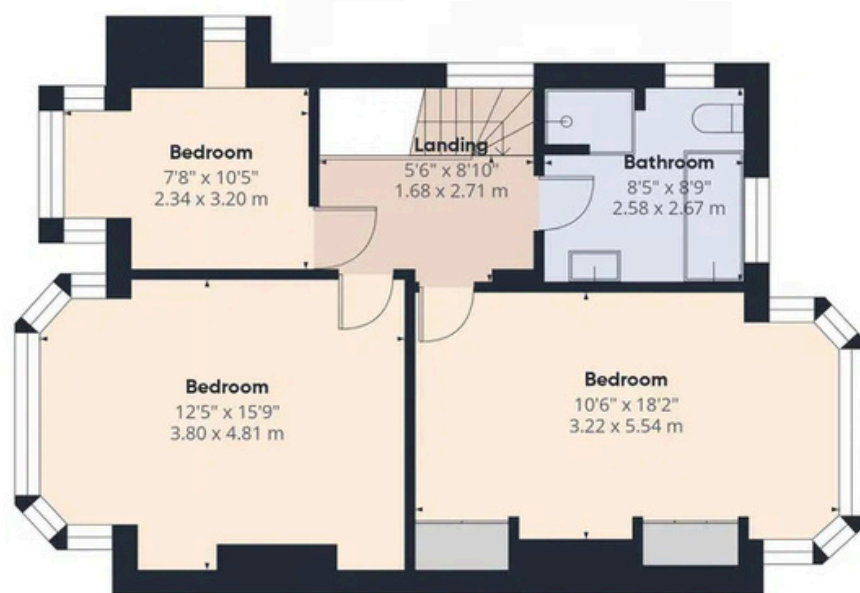
On Rugby Road, just a short walk to West Worthing Railway Station which is located just 0.02 miles away which is approx a five minute walk away. Bus services run nearby on Tarring Road & Goring Road and local shops can be found on Tarring Road, South Street & Goring Road which are just a short walk away. Goring Road Shopping facilities is only 0.4 miles away. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 1 mile away.



To book a viewing contact us on: 01903 506080 | westworthing@jacobs-steel.co.uk | jacobs-steel.co.uk



Ground Floor



Floor 1



Approximate total area⁽¹⁾

1384 ft²

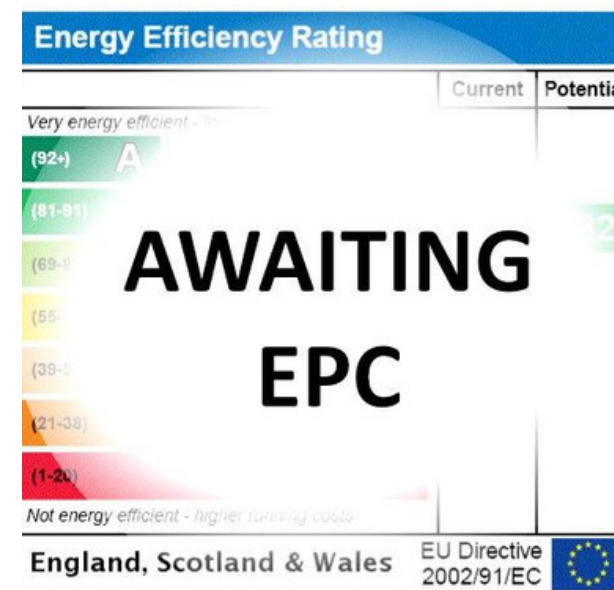
128.5 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC: tbc sqm)

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.