



Rugby Road | West Worthing | BN11 5NB
£250,000



We are delighted to offer for sale this characterful and very well presented first & second floor Maisonette situated in the highly desirable West Worthing location, close to local shops, cafe's, seafront and train station. The apartment boasts one/two bedrooms, spacious living room, modern fitted kitchen, contemporary bathroom suite, it's own private entrance, recently landscaped front garden and the vendor is suited with an onward purchase.



Key Features

- First & Second Floor Maisonette
- One/Two Bedrooms
- Modern Fitted Kitchen
- Private Entrance
- Recently Landscaped Front Garden
- Recently Renovated Throughout
- Long Lease & Low Outgoings
- Highly Sought After West Worthing Location
- Close To Local Shops, Amenities & Train Station
- Vendor Suited



1/2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The apartment enjoys the advantage of its own private entrance, with a double-glazed front door opening into a welcoming lobby where stairs lead to the first floor. At the front of the home, you'll find a generously proportioned living room measuring 13'3" x 12'0", featuring two large windows with a north-west aspect—perfectly positioned to capture the afternoon and evening sun, creating a bright and inviting atmosphere. To the rear, the recently updated kitchen combines modern functionality with classic design. Fitted with grey shaker-style wall and base units and finished with oak-effect laminate worktops, the space offers a stylish yet practical layout. Integrated appliances include an electric oven and a four-ring induction hob, with designated space for a freestanding fridge freezer and washer dryer. Durable faux-marble tiled flooring completes the room with a smart, contemporary touch. The primary bedroom, positioned to the rear with a south-east aspect, measures a spacious 10'1" x 11'7" and comfortably accommodates a large double bed along with ample free-standing furniture. On the second floor, a further room measures 12'3" x 18'3" and benefits from three brand new Velux windows, as well as access to a generous eaves storage cupboard. The bathroom is fitted with a classic three-piece suite comprising a roll-top bath with overhead shower, a WC, and a hand basin—blending timeless style with everyday comfort.

N.B. Under the Estate Agents Act 1979, we advise that the vendor is an employee of Jacobs Steel and Company Limited.

EXTERNAL

Positioned at the front of this beautifully converted character property is a recently landscaped garden that effortlessly blends charm with low-maintenance living. Thoughtfully designed with crisp white stone shingle, the space is framed by elegant curved-top edging, creating a clean and contemporary look. A well-proportioned planted border adds a splash of greenery and offers ample space for a variety of blooms, shrubs, small trees, or even homegrown vegetables. Benefitting from a favourable north-west facing aspect, the garden enjoys generous afternoon sunshine—perfect for relaxing with a drink or dining al fresco at your own outdoor table and chairs.

LOCATION

Located down this quiet residential road in the highly desirable area of West Worthing, this property enjoys easy access to a wealth of local amenities. Just a short stroll away, Goring Road offers an array of independent cafés, micro pubs, restaurants, and bars—perfect for socialising or grabbing a coffee. The picturesque seafront is under 0.7 miles away, ideal for coastal walks and beach days. Commuters will appreciate the nearby West Worthing train station, while the Worthing Leisure Centre—less than 700 metres from the doorstep—provides a wide variety of activities including a fully equipped gym, badminton, tennis, squash, yoga, dance classes, and table tennis.

Tenure: Leasehold

Lease Length: 154 years remaining

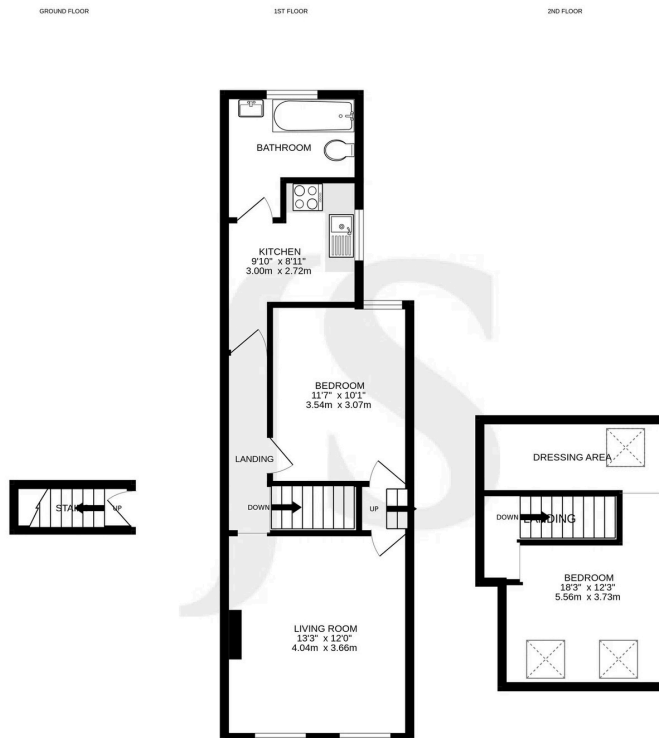
Maintenance: £334 per 6 months

Ground Rent: Peppercorn

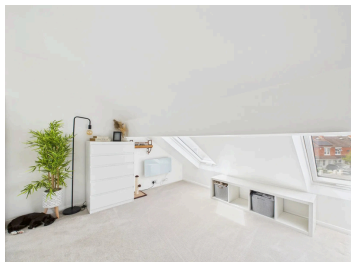
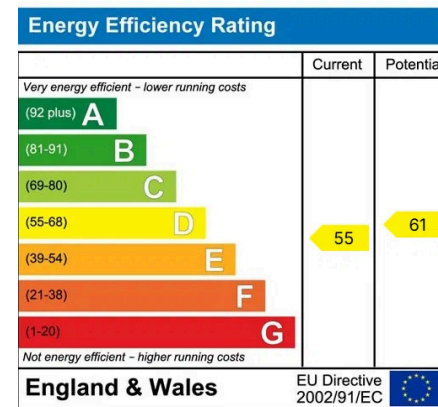
Council Tax Band: B



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



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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Property Details:

Floor area *as quoted by floorplan:

Tenure: Leasehold

Council tax band: B

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.