



Church Walk | East Worthing | Worthing | BN11 2ND  
**£539,000**





Jacobs Steel are delighted to offer for sale this rarely available and substantial Victorian bay-fronted end-of-terrace home, ideally situated in the heart of East Worthing on a highly sought-after residential road. Located just 250 metres from the seafront and promenade, this impressive period property enjoys the best of coastal living while being within easy reach of local shops, amenities, and both East Worthing and Worthing mainline train stations. Worthing town centre, with its excellent array of restaurants, cafes, and retail options, lies just 1100 metres away. Spanning over 1,700 square feet, this characterful and imposing home offers spacious and versatile accommodation throughout, including five generously sized bedrooms, three adaptable reception rooms, a well-appointed kitchen, and a family bathroom. To the rear, a private south-facing garden provides an ideal space for outdoor entertaining or quiet relaxation. Offered to the market with the vendor suited.





## Key Features

- Victorian End-Of-Terrace Family Home
- Five Generously Sized Bedrooms
- Three Versatile Reception Rooms
- Spacious Fitted Kitchen
- Ground Floor W/C
- Fitted Family Bathroom
- Private South Facing Garden
- Close To Shops, Amenities & Mainline Train Station
- 250 Metres To Worthing Seafront & Promenade
- 1100 Metres To Worthing Town



**4 Bedrooms**



**2 Bathrooms**



**3 Reception Rooms**

## INTERNAL

This spacious and characterful period home occupies a generous side plot and offers significant potential for improvement and modernisation throughout. Accessed via a side entrance, the property opens into a large and welcoming entrance hallway, with stairs rising to the first floor and access to all principal ground floor rooms. The ground floor features three generously proportioned reception rooms, providing versatile living space. The main lounge is located at the front of the property and benefits from a full-height south-facing bay window, allowing for excellent natural light. Opposite the hallway is the second reception room, while the third reception room sits adjacent to the kitchen—presenting a strong opportunity to create a substantial open-plan kitchen/diner by removing the dividing wall (subject to the necessary permissions). The kitchen is currently fitted with a range of wall and base units and has space and plumbing for white goods. To the rear of the property is a ground floor bedroom with an en-suite WC, offering excellent potential as a self-contained annexe or guest accommodation. Upstairs, the first floor provides four well-sized bedrooms, including the impressive principal bedroom which spans the full width of the property and includes a beautiful bay window. A modern family bathroom completes this level, fitted with a four-piece suite comprising a walk-in shower, separate bath, WC, and hand wash basin. Fixed stairs lead to the loft, which has been partially converted to provide several defined areas, fitted with skylights, electrics and carpeted flooring.

## EXTERNAL

Original flint walls line the boundaries of this imposing period home, adding character and a sense of heritage to the exterior. Strategically placed fencing has been thoughtfully added to enhance privacy without compromising the charm of the setting. The main south-facing garden has been carefully designed to make the most of the sunlight throughout the day, creating a bright and inviting outdoor space ideal for relaxing or entertaining. The garden features a combination of low-maintenance artificial lawn and a paved patio area—perfect for outdoor dining or summer gatherings. A raised planted border adds a splash of greenery and colour, softening the space and providing visual interest. In addition, a further side garden offers practical storage options and has also been laid with artificial lawn, ensuring ease of upkeep. This additional outdoor area could be used for storing bikes, bins, or garden equipment while still maintaining a neat and tidy appearance. Together, these thoughtfully designed spaces offer functionality, privacy, and style.

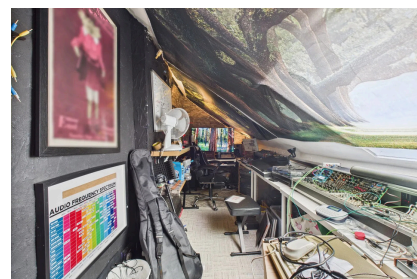
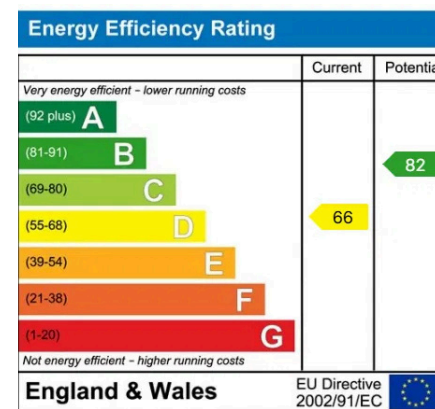
## LOCATION

Situated In one of Worthing's most sought-after locations in central East Worthing less than 250 metres from Worthing Seafront and positioned conveniently within 1100 metres to the town centre, you'll be perfectly located to benefit from some of the best restaurants and cafes in the area. Close-by is the award-winning leisure centre, Splashpoint that boasts two swimming pools, spa and gym. There are also three parks and a sea-inspired children's playground all located next to Splashpoint. Commuters are also well served with Worthing train station's offering regular services along the coast and London.

Council Tax Band D



To book a viewing contact us on: 01903 206000 | [worthing@jacobs-steel.co.uk](mailto:worthing@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)



## 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.