



Graham Road | Worthing | BN11 1TL  
Guide Price of £400,000





Jacobs Steel are delighted to offer for sale this beautifully presented three-bedroom Victorian home, ideally situated in the heart of Worthing town centre, just moments from shops, the seafront, mainline station, and local bus routes.

Offered with no onward chain, this spacious property is arranged over three floors and features a generous lounge/diner, a stylish fitted kitchen, three double bedrooms, and a modern family bathroom. Outside, there is a versatile courtyard garden that also serves as a car port, providing convenient off-street parking.





## Key Features

- Mid Terrace Victorian Home
- Lounge Through Diner
- Stylish Kitchen With Integrated Appliances
- Modern Family Bathroom Suite
- Three Double Bedrooms
- Low Maintenance Garden
- Car Port
- Town Centre Location
- Close To Seafront, Shops And Transport Links
- No Onward Chain



**3 Bedrooms**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

Full of character and charm, this beautifully maintained home boasts original period features including Corbels, an elegant archway, and original flooring in the entrance hall, which provides access to all ground floor rooms and the staircase to the upper floors. The ground floor offers an impressive open-plan lounge/diner, created by combining two original reception rooms. With an East to West aspect, this generous space measures 22'04" x 11'03" and benefits from stylish plantation shutters - which have been fitted throughout the home - and two attractive open fireplaces. To the rear, the dual-aspect kitchen is well-appointed with a range of cream high-gloss cabinets, grey worktops, and integrated appliances including a chest-height oven, 4-ring hob, fridge-freezer, washing machine, and dishwasher. A door from the kitchen provides access to the rear garden. On the first floor, a charming split-level landing—a further nod to the property's period character—offers a large built-in storage cupboard. The master bedroom and another spacious double bedroom measuring 13'03" x 11'05" and 10'10" x 10'01" are complemented by a modern family bathroom featuring a full-size bath with integrated wall mounted shower, WC, and pedestal wash basin. The top floor is home to yet another double bedroom, a bright and airy space measuring 14'05" x 12'00", offering a private retreat at the top of the house

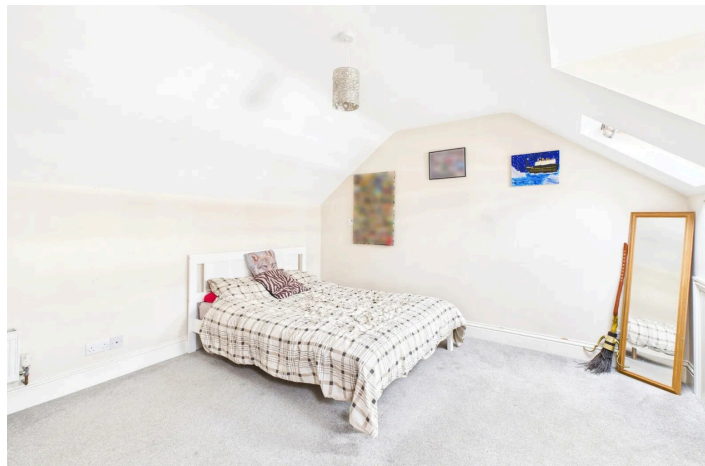
### EXTERNAL

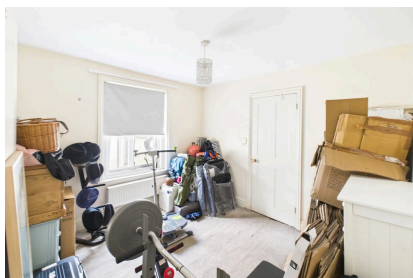
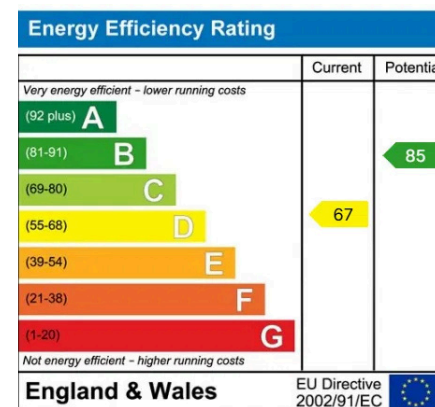
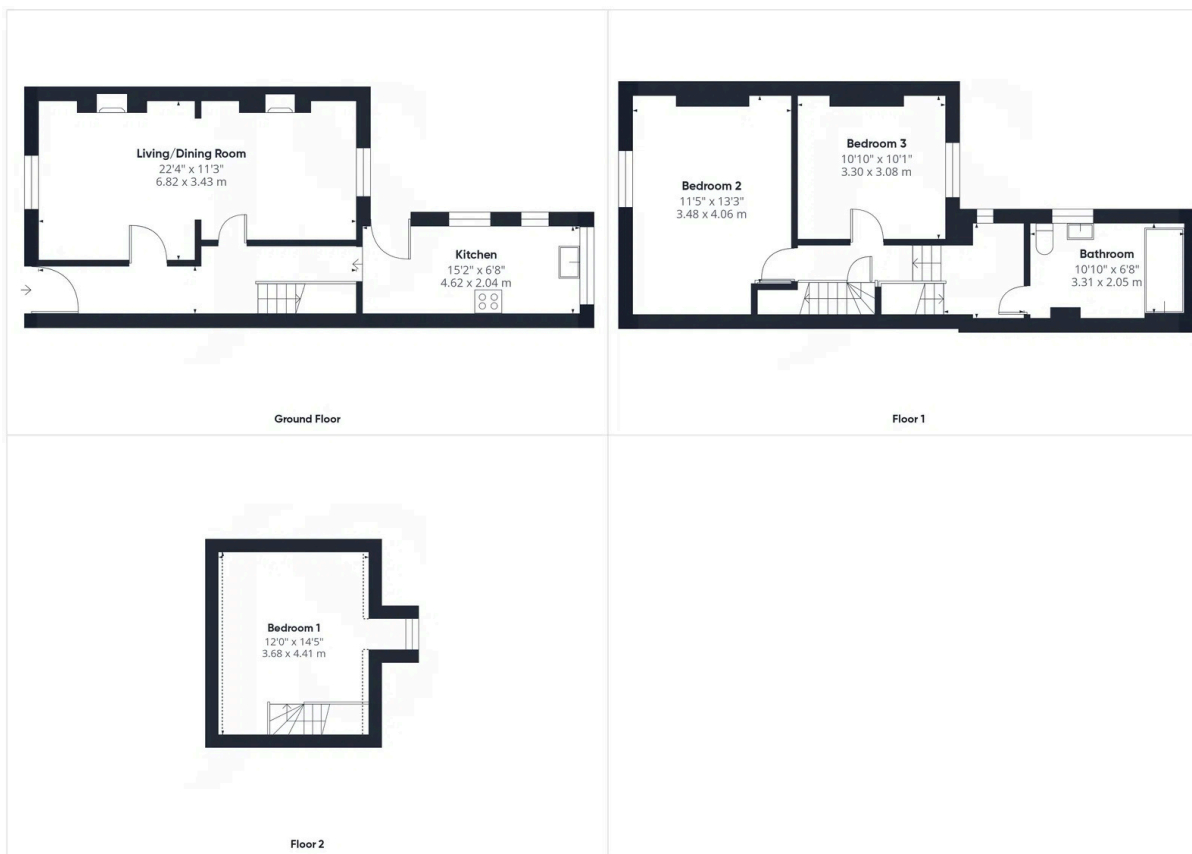
The rear garden has been designed for low-maintenance living, featuring a combination of decking, shingle, paving, and attractive potted plants—ideal for relaxing or entertaining. Barn-style gates at the rear boundary open to reveal a private car port, providing convenient off-road parking - a rarity in a town centre period home.

### LOCATION

Situated In the heart of Worthing Town Centre, this attractive home is within walking distance of the high street shops, relaxed beachfront bars and restaurants and a seafront gym with indoor pools. The town makes a perfect base from which to explore wider Sussex, being just over 90 minutes to London Victoria by train or 35 minutes to Brighton. For shorter distances, there are regular buses that pass through the town. Car journeys are equally as effortless, with all destinations easily reached via the A27.

Council Tax Band B





## Property Details:

Floor area \*as quoted by EPC: tbc

Tenure: Freehold

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.