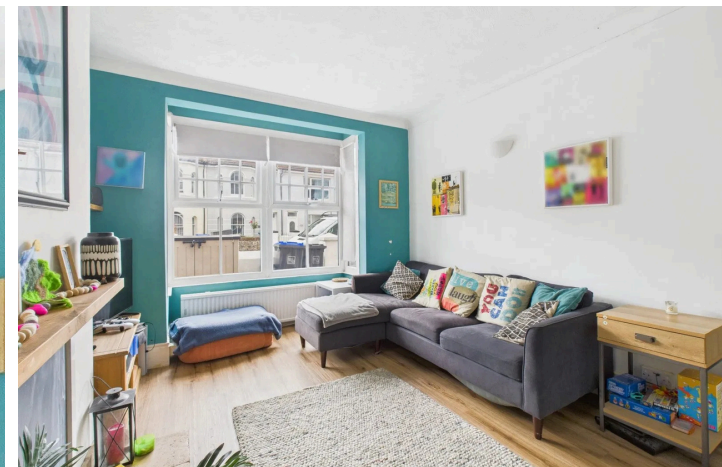




Pavilion Road | Worthing | BN14 7EP
£385,000



Jacobs Steel are delighted to present for sale this spacious and well presented period home, situated on a highly sought-after residential road within easy reach of local shops, amenities, and Worthing's mainline train station, offering excellent transport links. This larger-than-average property blends character charm with modern living and boasts generous room proportions throughout. Accommodation comprises three well-proportioned double bedrooms, a spacious bay-fronted lounge, and an open-plan kitchen/dining area—ideal for family life and entertaining. The property also benefits from a large, stylish family bathroom and features a private, low-maintenance south-facing rear garden that enjoys plenty of natural sunlight throughout the day. Early viewing is highly recommended.



Key Features

- Larger Than Average Mid-Terraced Family Home
- Three Large Double Bedrooms
- South Facing Open Plan Kitchen/Dining Room
- Separate Bay-Fronted Lounge
- Large Modern Four Piece Family Bathroom
- South Facing Rear Garden
- Sought-After Residential Location
- Popular Thomas A Becket Area With Good School Catchment
- Close To Local Shops & Amenities
- Less Than 350 Metres From West Worthing Train Station



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

Upon entering the property, you are welcomed by a spacious and inviting entrance hall, providing access to all ground floor rooms. There's a practical area for hanging coats and storing shoes, making this a functional and tidy space that sets the tone for the rest of the home. At the front of the property is the separate bay-fronted living room, measuring approximately [insert dimensions]. This generously sized room offers a warm and cosy atmosphere, ideal for relaxing with family or enjoying a quiet evening in. The large bay window floods the room with natural light, enhancing the sense of space and character. To the rear of the property lies the heart of the home—an impressive open-plan kitchen and dining area with direct views and access to the south-facing rear garden. This bright and expansive space is perfect for modern family living, with ample room to accommodate a large dining table, making it ideal for family meals and entertaining guests alike. The kitchen itself has been thoughtfully designed and fitted with a comprehensive range of stylish floor and wall-mounted units, topped with stunning solid oak worktops that add warmth and quality to the space. There is ample room and provisions for white goods, ensuring the kitchen is both practical and aesthetically pleasing. Moving to the first floor, this home is larger than average for the road, benefiting from its unique position that spans over an external twitten. This layout allows for an exceptionally spacious landing and three generously sized double bedrooms. The principal bedroom is positioned at the front of the property and features a beautiful bay window, creating a bright and airy retreat. This room measures approximately [insert dimensions], offering ample space for wardrobes and additional furnishings. The modern family bathroom is beautifully presented and fitted with a full white four-piece suite, including a bathtub, walk-in shower enclosure, low-level WC, and a contemporary hand wash basin.

Council Tax Band B

EXTERNAL

The front garden is attractively presented and enclosed by the property's original characterful dwarf wall, adding both charm and definition to the space. A central paved pathway leads directly to the front door. To the rear, the garden enjoys a highly sought-after southerly aspect, bathing the space in sunlight throughout the day—perfect for relaxing, entertaining, or enjoying outdoor family life. Thoughtfully designed for ease of maintenance and to make the most of the available space, the garden strikes a harmonious balance between functionality and style. Immediately adjacent to the house is a raised decked area, ideal for placing an outdoor dining table and chairs—creating a wonderful spot for al fresco meals, morning coffee, or evening gatherings during warmer months. Beyond the decking, the remainder of the garden is laid to neatly maintained lawn, offering space for children to play or for further landscaping if desired. Timber fencing lines all boundaries, offering a good level of privacy while also helping to create a sense of enclosure and security. At the far end of the garden, a timber-built shed provides convenient and discreet storage for garden tools, bikes, or outdoor furniture.

LOCATION

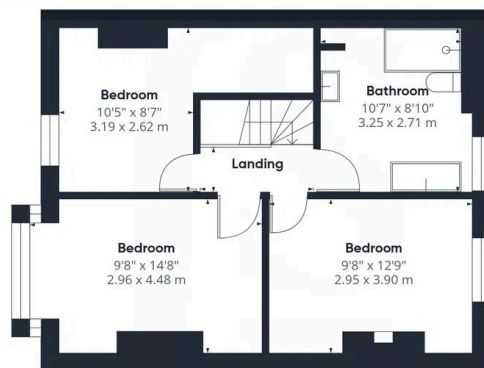
Situated On a highly desirable residential road in the ever-popular Thomas A Becket area of Worthing, this attractive home enjoys an enviable location that is particularly well-suited to families. The property is ideally positioned within easy walking distance of a variety of local shops, including those on South Street and South Farm Road, offering everyday conveniences right on your doorstep. Families will also appreciate the property's location within the catchment area for the well-regarded Thomas A Becket and Broadwater C of E Primary Schools, both of which have strong reputations for academic excellence and community involvement. As such, this road remains in high demand among buyers with children of all ages. West Worthing train station is conveniently located less than 350 metres from the property, providing direct rail links to Brighton, London, and beyond—making it ideal for commuters. In addition, Worthing town centre is approximately one mile away, offering a wide range of shopping facilities, restaurants, pubs, cinemas, theatres, parks, and leisure centres, ensuring there's something for everyone just a short distance from home.



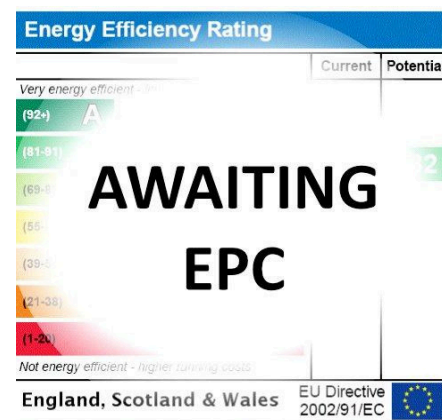
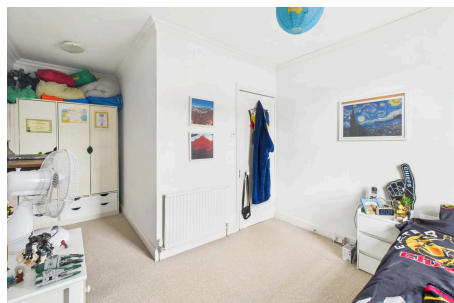
To book a viewing contact us on: 01903 206000 | worthing@jacobs-steel.co.uk | jacobs-steel.co.uk



Ground Floor



Floor 1



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.