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Canterbury Road, Worthing, BN13 1AE

Asking Price £495,000

This superb three-bedroom semi-detached period home is ideally positioned in the highly sought-after West Worthing area, just minutes from the mainline railway station and within easy reach of local shops, amenities and transport links.

The property offers generous, well-presented accommodation with a wonderful sense of character throughout. The ground floor includes a welcoming entrance porch, spacious hallway with high ceilings and attractive cornice detailing, a 15ft lounge with bay window and feature fireplace, separate dining room, well-proportioned kitchen and useful breakfast room/utility.

Upstairs, there are three good-sized bedrooms, including an impressive principal bedroom with bay window, together with a bathroom and separate WC. Outside, the front garden provides an attractive approach, while the private side driveway leads to a substantial double-width garage. The rear garden enjoys a good degree of seclusion, with lawn, established borders, greenhouse and outside WC. Further benefits include double glazing, gas central heating and freehold tenure.



Council Tax Band: E

- Superb semi-detached period home
- Three generous first-floor bedrooms
- 15ft lounge with bay window
- Useful breakfast room/utility area
- Private driveway to double garage

- Highly sought-after West Worthing location
- Spacious hallway with period detailing
- Separate dining room and kitchen
- Secluded rear garden with greenhouse
- Freehold, double glazing and gas heating



West Worthing is a highly popular residential area, valued for its attractive period homes, excellent transport links and convenient access to local amenities. The property is ideally placed just minutes from West Worthing railway station, providing regular services along the south coast and towards London, making it particularly well suited to commuters.

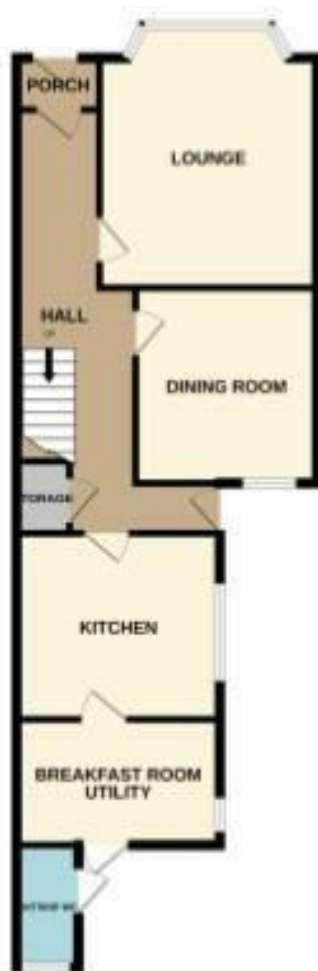
Nearby shopping parades offer a range of independent shops, cafés, restaurants and everyday services, while Worthing town centre is within easy reach for a wider selection of retail, leisure and entertainment facilities. The town also offers theatres, galleries, restaurants, the historic pier and a vibrant seafront promenade.

The area is well served by local bus routes, schools and green spaces, with the beach and South Downs both accessible for those who enjoy the outdoors. Combining period charm, everyday convenience and coastal living, West Worthing remains one of the town’s most consistently sought-after locations.



EPC Rating:
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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