



£425,000 Offers In Excess Of

Rugby Road, Worthing BN11 5NB

Terraced House | 3 Bedrooms | 1 Bathroom

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Mint Acorn
PROPERTY
Refurbishing & Develop

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Step Inside

Key Features

- Period features
- Modern interior
- Fantastic living and dining area
- Three good sized bedrooms
- Walking distance to the beach
- Desirable Location

Property Description

A well-presented and extended Victorian style terraced house with period features and modern interior. Combined lounge and dining space. Potential to add a driveway (STPP). Great transport links, close to local shops and walking distance to the beach.

Main Particulars

This well presented, extended Victorian style terraced house has period features, a wonderful back garden, three double bedrooms, modern kitchen, sizable family bathroom and spacious living areas in a highly desirable location.

Comprised of the below:

11'5" x 10'9" Living room, great family room. Original varnished floorboards

11'3" x 11'3" Dining area with dual-fuel log/coal burner and original varnished floor boards. Storage under the stairs.

13'8" x 7'11" Newly fitted kitchen in 2022 with Bosch integrated appliances. Underfloor electric heating throughout. Large door leading to the back garden

Entrance Hallway

18'22" x 11'11" Bedroom 1- Loft conversion with two extra-large Velux windows, eaves storage, and extra loft space above the bathroom.

14'1" x 11'5" Bedroom 2, large room with decorative fireplace

11'4" x 8'10" Bedroom 3, space for a double bed

Modern family bathroom with separate shower, bath and washbasin

Upstairs utility cupboard, a second toilet could possibly be re-added in this space

Storage area (conservatory) with garden entrance which could be used as a utility space with electricity and water

Rear garden- larger than average with patio area, mature plantation, secure shed and side access. External back garden lighting

Modern double glazed windows changed throughout in 2017.

Excellent transport links and only a short walk to West Worthing train station

Walking distance to the beach

Close to local schools and in Elm Grove Primary School catchment area

A short walk to Goring Road shops, cafes and restaurants

On-road unrestricted parking with potential to add a driveway STPP

This is a rare opportunity to own an exceptional house in a very popular location

Council tax band C

EPC Rating D

Bedroom 2



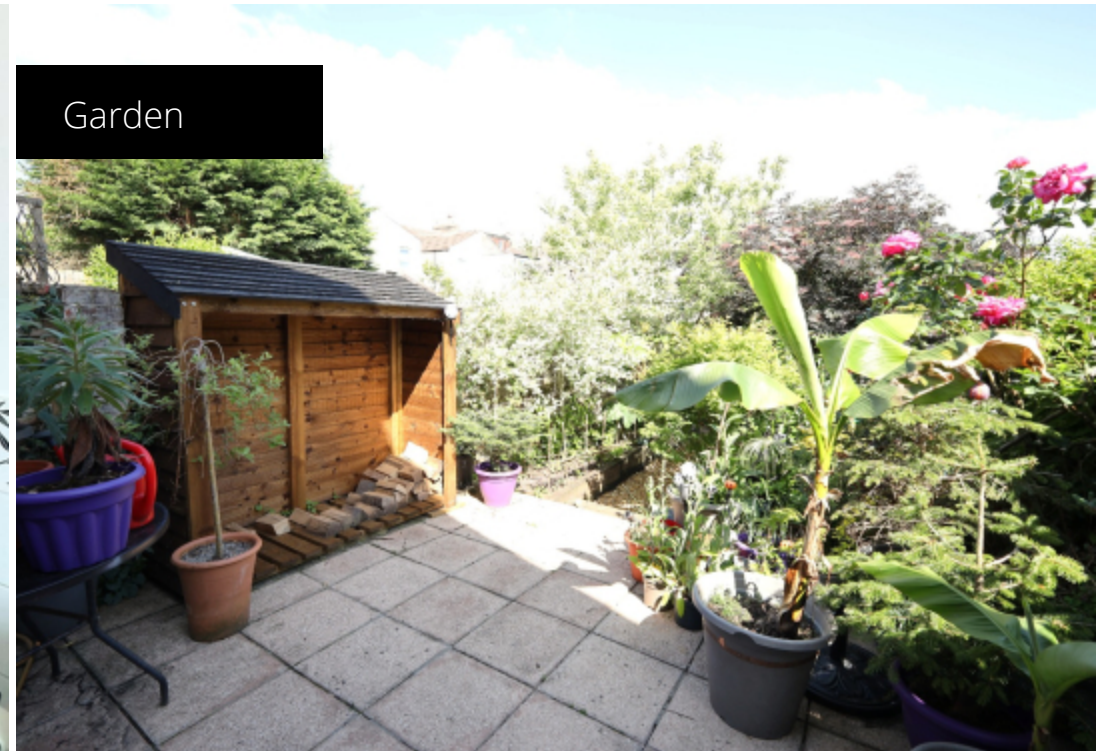
Bathroom



Bathroom



Garden



Rugby Road, Worthing, BN11 5 NB

Approximate Gross Internal Area
1119 sq ft • 104 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. The services, systems and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 15733960 Registered Office: , C/O Galloways Accounting, The Mill Building, 31-35 Chatsworth Road, Worthing, West Sussex BN11 1LY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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