



JAMES & JAMES

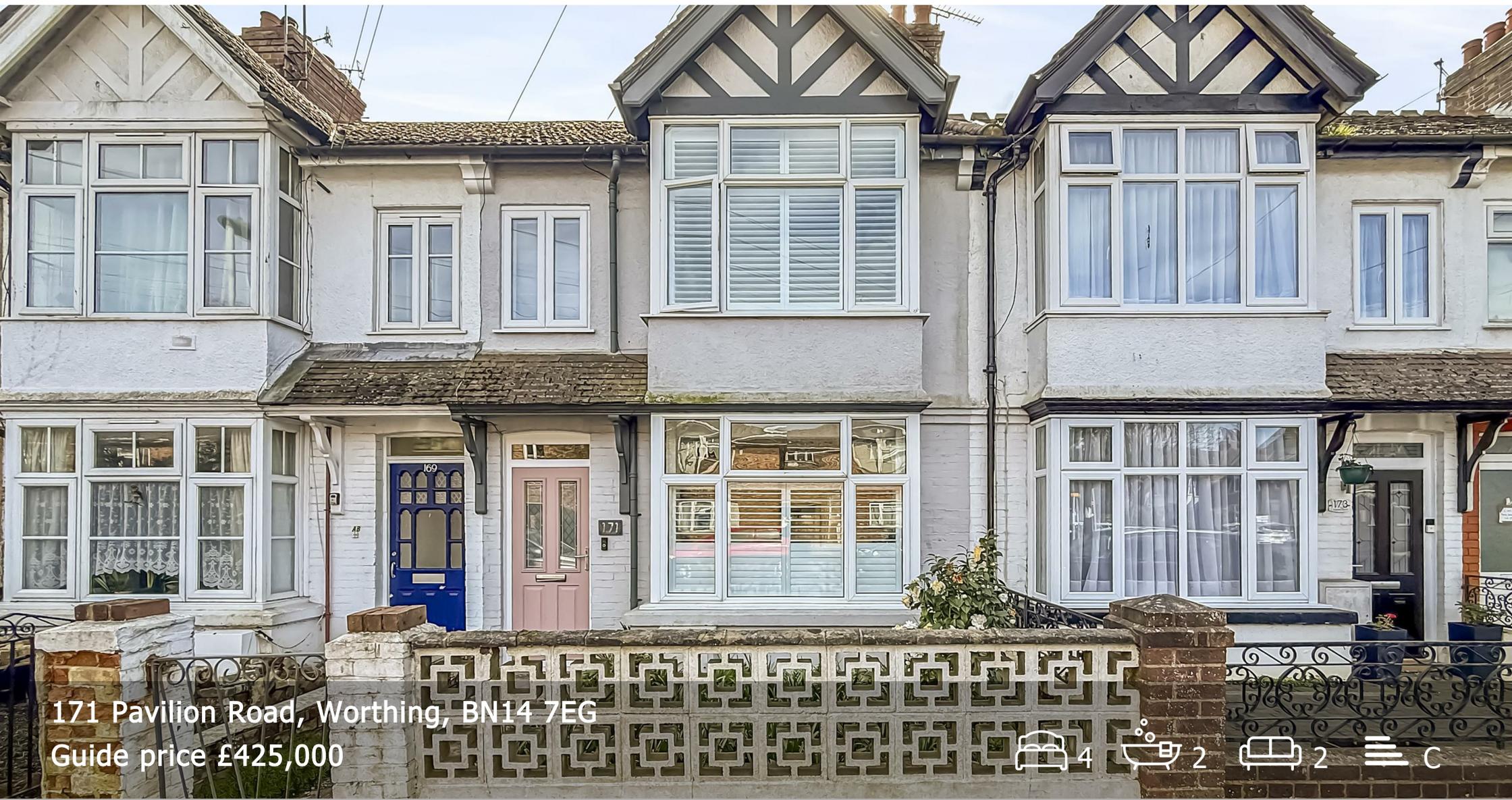
ESTATE AND LETTING AGENTS

†: 01903 958282

e: salesenquiries@jamesandjamesea.co.uk

70 | Broadwater Street West | Worthing | BN14 9DW

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



171 Pavilion Road, Worthing, BN14 7EG

Guide price £425,000





171 Pavilion Road

Worthing, BN14 7EG

- Extremely well presented
- South facing garden
- Dining room
- Downstairs shower room with w/c
- Four bedrooms
- Living room with character fireplace
- Modern open-plan kitchen/breakfast room
- Modern and well equipped bathroom with w/c

A beautifully presented and characterful four-bedroom family home, ideally located close to two mainline railway stations.

The accommodation comprises a welcoming entrance hall, a bay-fronted lounge with attractive feature shutters, opening through to a dining room.

There is also a ground floor shower room and a bright, south-facing kitchen/diner with French doors leading out to the rear garden.

Upstairs, the first floor offers four well-proportioned bedrooms along with a modern family bathroom.

Externally, the property benefits from a low-maintenance, South-facing rear garden—perfect for outdoor enjoyment.

Situated in the highly sought-after residential area of Tarring, the home falls within the popular Thomas A Becket First and Middle School catchment. Local shopping facilities can be found nearby on South Street.

The area is well served by a range of local bus routes, while Worthing and West Worthing railway stations provide convenient coastal services as well as direct links to London Victoria and London Bridge.

Worthing town centre is approximately one mile away, offering an extensive selection of shops, restaurants, bars, and amenities, along with the attractive seafront and promenade.



Entrance hall

Lounge 13'10 into bay x 11'2 (4.22m into bay x 3.40m)

Dining room 15'1 x 11'9 (4.60m x 3.58m)

Kitchen Diner 18'10 x 10'1 (5.74m x 3.07m)

Shower room

Stairs to first floor landing

Bedroom one 13'0 into bay x 9'7 (3.96m into bay x 2.92m)

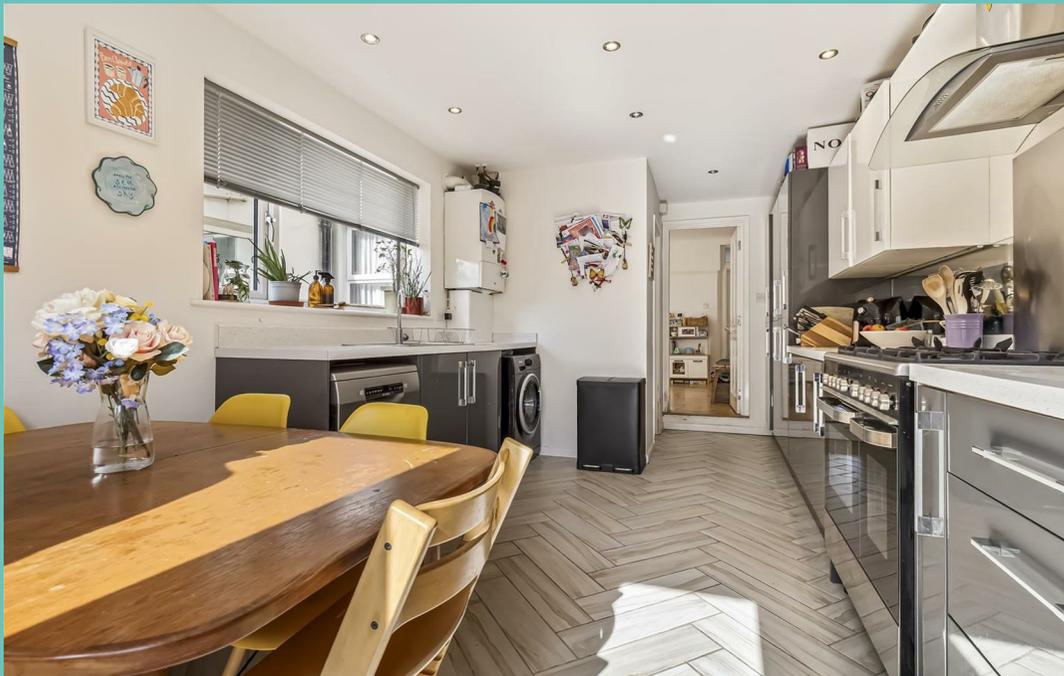
Bedroom two 12'1 x 9'7 (3.68m x 2.92m)

Bedroom three 10'1 x 10'1 (3.07m x 3.07m)

Bedroom four 11'7 x 5'2 (3.53m x 1.57m)

Bathroom

South Facing Rear Garden

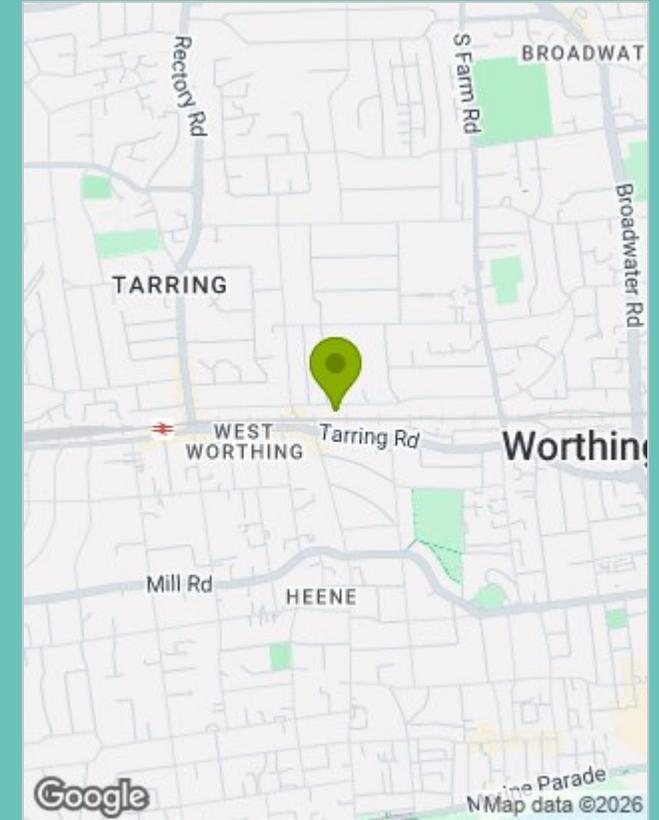




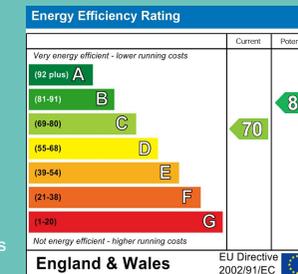
Floor Plans



Location Map



Energy Performance Graph



Please contact our Broadwater Office on 01903 958282 if you wish to arrange a viewing appointment for this property or require further information.

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