



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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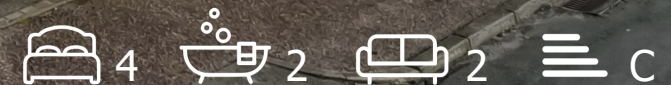
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70 | Broadwater Street West | Worthing | BN14 9DW

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



84 Northbrook Road, Worthing, BN14 8PT  
Guide price £500,000





# 84 Northbrook Road

Worthing, BN14 8PT

An attractively styled home offering surprisingly generous and eye catching open plan living, three bedrooms, a custom built garden room with annex potential, and plentiful off road parking for several vehicles.

Positioned on a notable corner plot, this striking residence has been completed to a high specification, displaying modern design and craftsmanship throughout.

The focal point of the property is its stunning open plan living area, filled with daylight from windows on two sides, refined roof lanterns, and a pair of French doors that form a smooth link to the garden. The contemporary kitchen comes fully fitted with a selection of built-in appliances, making it well suited to both daily use and hosting.

The ground floor is cleverly arranged to suit a range of lifestyle needs. A bay fronted snug offers a comfortable retreat but could readily function as a sizeable fourth bedroom if needed.

This is supported by a modern shower room and a dedicated utility room.

Upstairs, there are three nicely sized bedrooms, all finished to a high level and echoing the home's refined character. These are served by a contemporary shower room with updated fittings and streamlined tiling, completing the property's move-in-ready appeal.

Outside, the designed rear and side gardens are arranged for low upkeep and relaxation, with spacious patio areas and a grassed section. A key highlight is the purpose-built garden room, currently used as a leisure space with bar, alongside a practical storage area offering strong potential for conversion into a self-contained annex. The property also includes a private driveway providing generous off-road parking for multiple vehicles, along with an EV charging point.



Entrance Porch

Entrance Hall

Lounge 11'4 x 11'10 (3.45m x 3.61m)

Open Plan Kitchen Lounge Diner  
18'9 x 15'8 max (5.72m x 4.78m max)

Utility Room

Shower Room

First Floor Landing

Bedroom 11'10 x 11'10 (3.61m x 3.61m)

Bedroom 11'10 x 7'11 (3.61m x 2.41m)

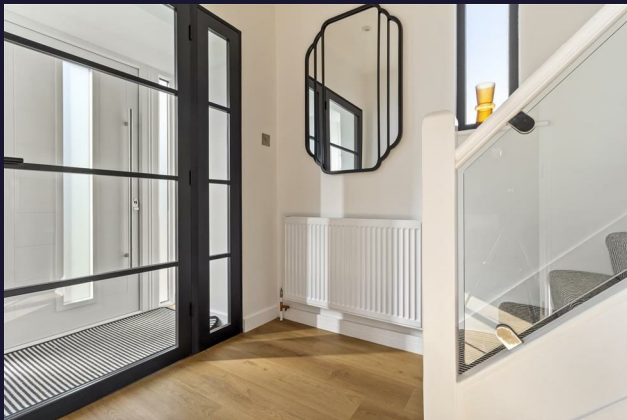
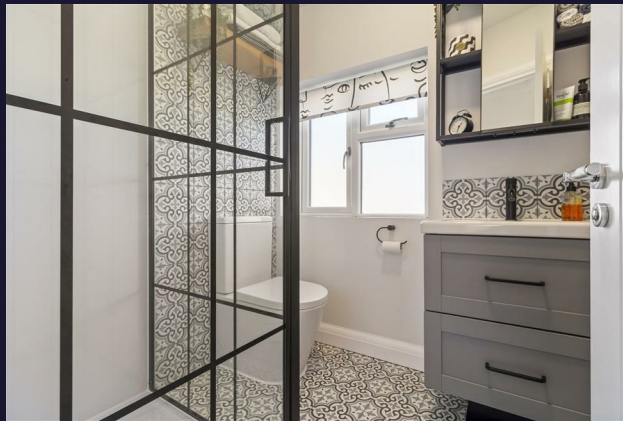
Bedroom 7'3 x 8' (2.21m x 2.44m)

Bathroom

Outbuilding

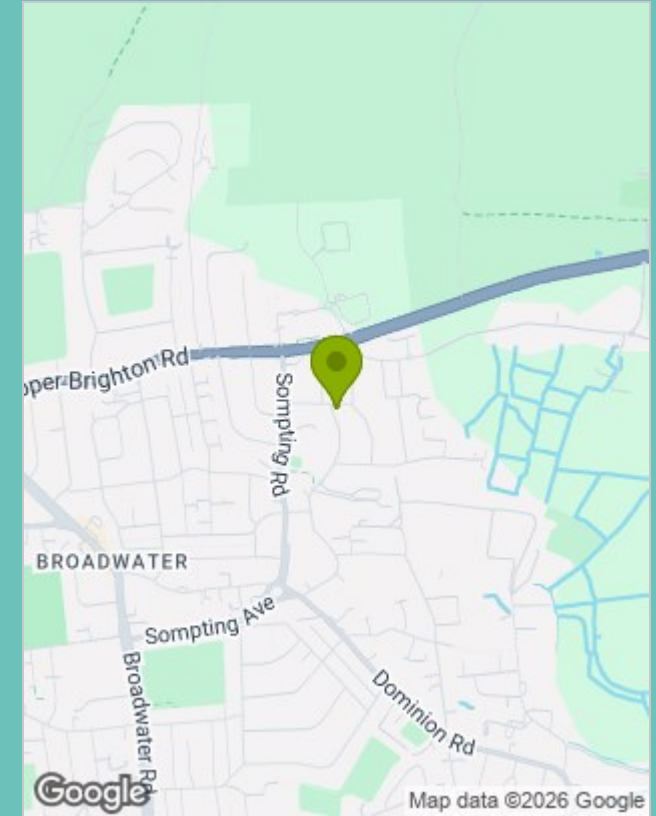
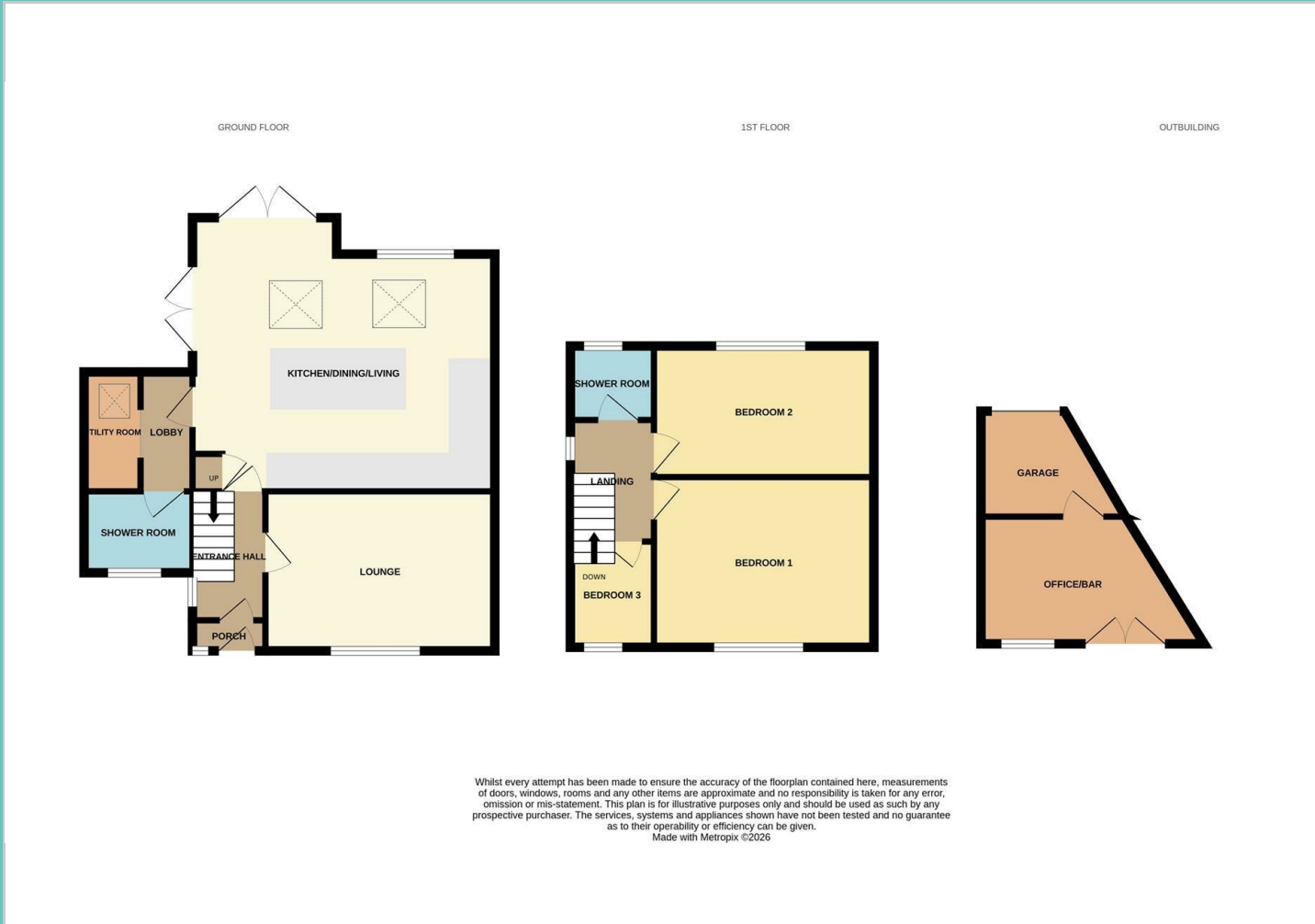
Garage Space



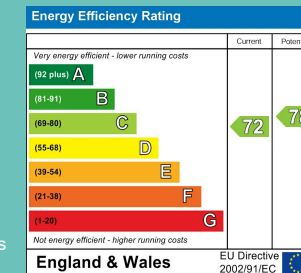


# Floor Plans

# 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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