



Acacia Avenue, Worthing, BN13 2JB

Asking Price £465,000

This beautifully maintained, thoughtfully extended semi-detached family home offers versatile accommodation and a high standard of presentation throughout.

The property has been fully redecorated and re-carpeted in recent years and further benefits from a modern gas boiler installed in 2020 and new double glazing, allowing a buyer to move straight in with confidence. The ground floor provides flexible living and entertaining space including a generous, light-filled lounge with bay window, a separate bright dining room-with fireplace, high-quality conservatory and an airy study which also works well as a fourth bedroom. The modern cream shaker-style solid wood kitchen is complemented by a separate utility room, walk-in pantry and a ground floor WC, creating a practical and well-balanced layout for day-to-day family life. To the rear is a secure, quiet and secluded west-facing garden that enjoys afternoon and evening sun, making it ideal for families and al fresco entertaining. A detached garden office further enhances the outdoor space, providing a practical solution for those working from home. An off-road driveway providing parking for multiple vehicles completes the appeal of this well-presented and versatile home.



Council Tax Band: C

- Three / four flexible bedroom layout
- Lounge and principal bedroom with bay windows
- Ground floor WC and pantry
- Stylish contemporary fitted bathroom
- Detached garden office or studio
- Extended semi-detached family home
- Modern fitted kitchen with utility room
- Separate dining room and conservatory
- Secure west-facing secluded rear garden
- Off-road parking for multiple vehicles

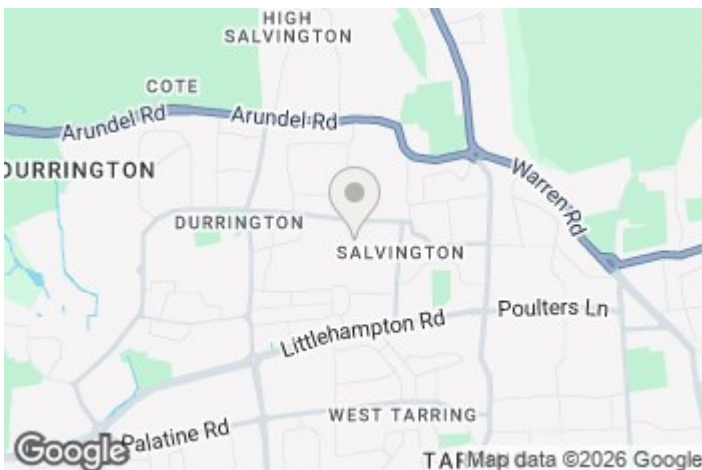


The property is situated in the popular Salvington area of Worthing, a location favoured by families and professionals alike for its excellent balance of convenience, green space and transport connections.

It falls within the catchment area for the well-regarded Durrington Infant and Junior Schools, with additional primary and secondary schooling options available nearby, making this an attractive choice for families planning for the long term.

Worthing itself offers a wide range of amenities including comprehensive shopping facilities, cafés, restaurants and a vibrant town centre, along with its seafront, promenade and beaches. For leisure and fitness, David Lloyd Worthing is close by, as are local parks and open green spaces.

Transport links are excellent, with easy access to the A24 and A27 for road connections along the south coast and towards London. The Number 5 bus route operates nearby, and three mainline railway stations are within close proximity, providing regular services to Brighton, Chichester and London.



EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

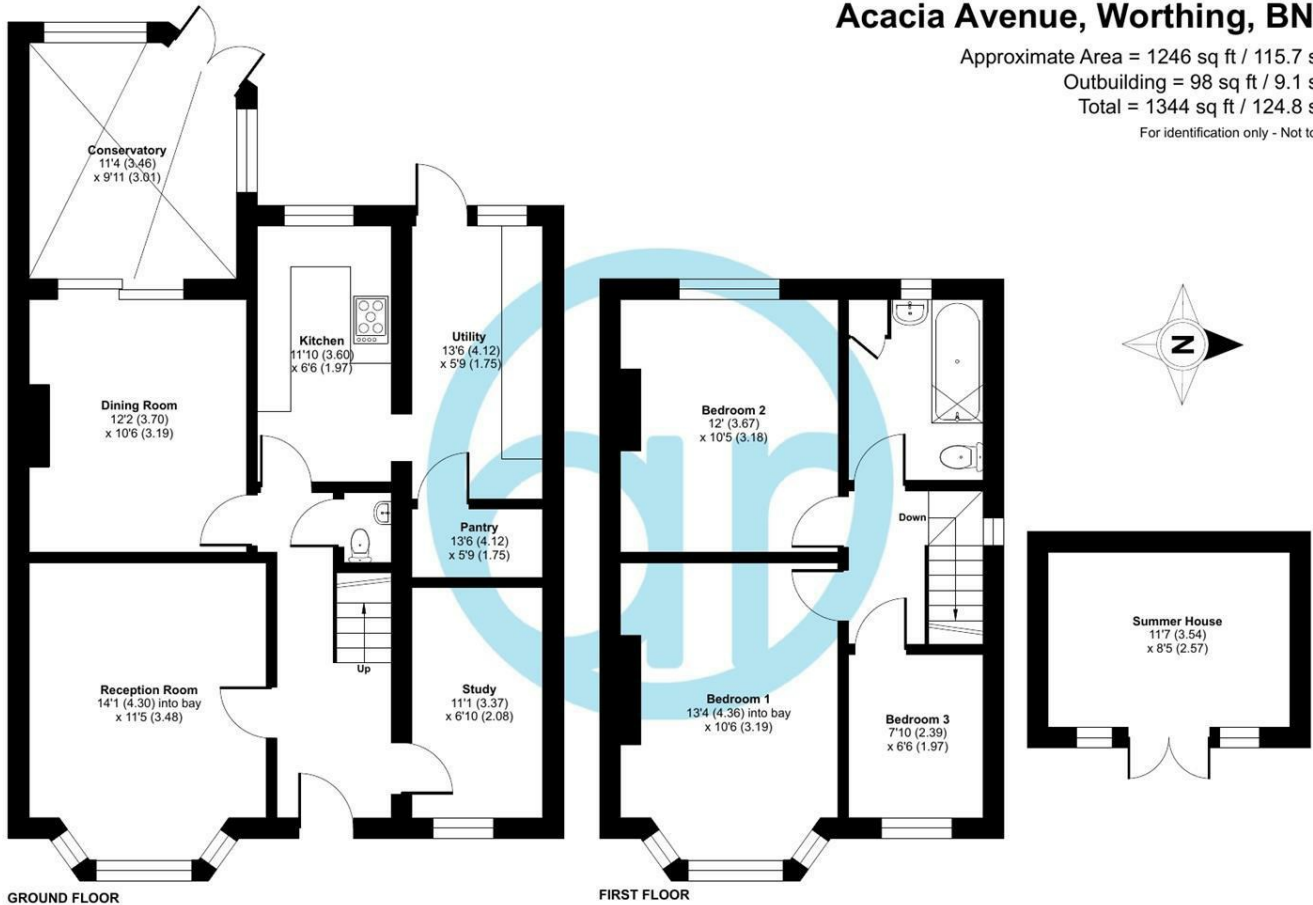
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Approximate Area = 1246 sq ft / 115.7 sq m

Outbuilding = 98 sq ft / 9.1 sq m

Total = 1344 sq ft / 124.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Aspire Residential Real Estate. REF: 1400077

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