



Total Area: 1080 ft<sup>2</sup> ... 100.4 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by 1st Image 2026

**Tenure: Freehold**

**Council Tax Band: D**

**Energy Efficiency Rating: B**

**Service Charge: Approximately £300 per annum 2025/26**

**We understand that Lobelia Drive is a private road**

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not conducted a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Rustington Office  
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**34 Lobelia Drive, Worthing,  
BN13 3GL**  
**£450,000 Freehold**

**Glyn-Jones**



This modern detached house is perfectly positioned within the highly sought-after 'Castle Park' development. Beautifully maintained and presented throughout, this delightful home enjoys a wonderful backdrop directly onto established woodland, creating a tranquil setting just moments from local amenities.

An inviting entrance hall greets you, complete with a convenient ground floor cloakroom. To the front of the property, the spacious lounge provides a comfortable space to relax. The heart of the home lies in the impressive kitchen/dining room, which is equipped with a range of contemporary units and several integrated appliances. There is ample space for a dining table and chairs, ideal for family meals. Adjacent is a separate utility room for added convenience.

Double doors from the kitchen open into a bright sunroom, offering beautiful, uninterrupted views across the landscaped rear garden—perfect for enjoying a morning coffee or unwinding at the end of the day. Upstairs, there are three well-proportioned bedrooms. The main bedroom features its own en-suite shower room/w.c, while the remaining bedrooms are served by a modern family bathroom.

Externally, this property stands out with a private driveway providing off-road parking for two to three cars. The west-facing rear garden is a true highlight—beautifully landscaped with a paved patio, shaped lawn laid to artificial grass and raised wooden borders brimming with a variety of mature shrubs. Additional features include a timber shed, hot and cold outside water taps, rear gated access leading to a peaceful wildlife corridor, and further gated entry to both sides of the house.



At an Average rating of

**4.9/5** ★★★★★



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# 34 Lobelia Drive, Worthing, BN13 3GL

£450,000 Freehold

Castle Park is renowned for its friendly community atmosphere and green open spaces. Located within easy reach of local schools, shops, and recreational facilities, the area offers excellent transport links to Worthing town centre with seafront and promenade and the larger cities of Brighton to the East and Chichester to the West.



*Beautifully presented throughout, with feature landscaped rear garden*

