



Wallace Mews Wallace Avenue, Worthing, BN11 5SS
Asking Price Of £625,000



We are pleased to offer a detached house to the market situated within the popular residential area of West Worthing. The house offers four bedrooms, two bathrooms, two reception rooms, kitchen/ breakfast room and ground floor WC. The property also benefits from a private rear garden, off road parking and garage.



Key Features

- Detached House
- Four Bedrooms
- Two Bathroom
- Ground Floor WC
- Two Reception Rooms
- Kitchen/ Breakfast Room
- Garage
- Off Road Parking
- Half a Mile from Seafront
- Sought After West Worthing



4 Bedrooms



2 Bathrooms



2 Reception Room

INTERNAL

Front door leading into the entrance hall with access into the hallway and door leading out to the rear garden. Leading off the hallway you can access all ground floor rooms and ground floor WC. The lounge is located to the front with a bay fronted window. The dining room is located to the rear with a sliding door out to the rear garden. The kitchen/ breakfast room offers wall and base units with built in oven and gas hob, dishwasher, space for washing machine, space for fridge/ freezer, sink, drainer and door leading out to the rear garden. On the first floor there are four bedrooms with bedroom two benefitting from built in wardrobes. The primary bedroom also benefits from built in wardrobes and access to the en suite shower room. The family bathroom comprises of bath with mixer tap and shower attachment, wash hand basin and WC.

EXTERNAL

To the front there is off road parking in front of the garage. Section laid to lawn with shrubs and pathway leading to the front door. Garage with up and over door. The rear garden has been laid to lawn with mature trees and shrubs and patio area.

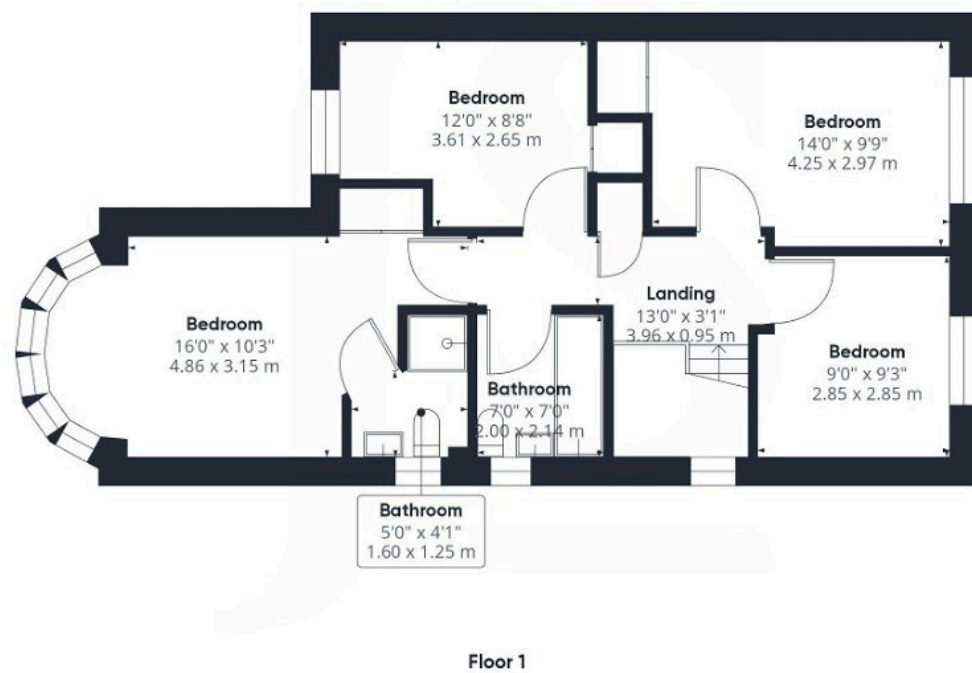
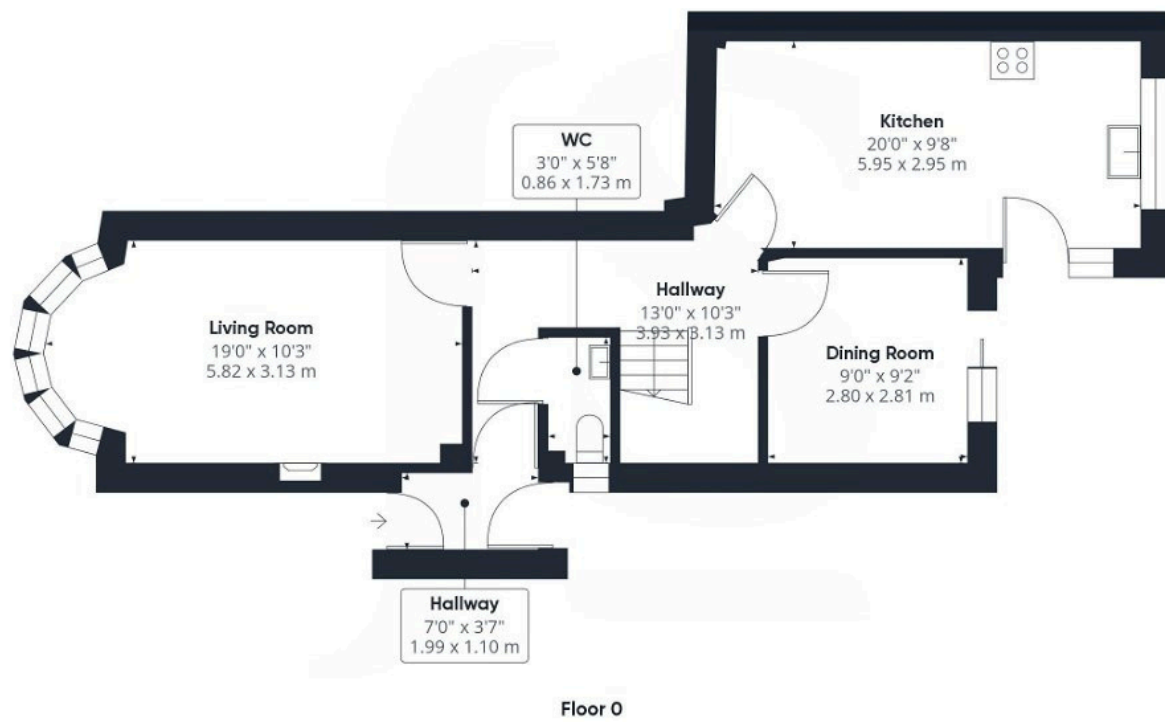
LOCATION

In the sought after area of West Worthing the property is less than half a mile from West Worthing seafront. Bus routes run along Wallace Avenue and West Worthing high street with its coffee shops, convenience stores, pharmacy and banks is at the top of the road with the local post office available on George V Avenue, approximately 0.5 miles away. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 1.1 miles away and the nearest station is West Worthing, which is about a mile away.

COUNCIL TAX BAND

F





Approximate total area⁽¹⁾
1253.67 ft²
116.47 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC: 123 sqm)

Tenure: Freehold

Council tax band: F

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.