



Wiston Avenue | Worthing | BN14 7PX
£425,000



We are delighted to offer for sale this attractive and well presented end of terrace family home situated in this highly sought after area of Thomas A Becket, close to local shops, amenities and within good school catchment. The property boasts three good sized bedrooms, triple aspect open plan living/dining room, modern fitted kitchen, contemporary family bathroom suite, west facing garden, garage and off road parking to the rear.



Key Features

- End Of Terrace Family Home
- Three Bedrooms
- Triple Aspect South Facing Living/Dining Room
- Well Presented Throughout
- Garage
- Off Road Parking To The Rear
- West Facing Rear Garden
- Good School Catchment
- Sought After Thomas A Becket Location
- Close To Local Shops, Amenities & Mainline Train Station



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

The covered front door opens into the welcoming entrance hall with access to all ground floor rooms, understair storage and stairs rising to the first floor. Positioned at the front of the house is the living/dining room which has been cleverly designed to maximize open plan living whilst offering a sense of separation with clever furniture use. These rooms measure a substantial 12'3" x 21'2" accommodating living and dining room furniture with ease. This room benefits from triple aspect views facing south, west and north creating a light and airy space no matter the time of year. Situated adjacent is the modern fitted kitchen, which benefits from an array of modern deep blue and neutral wall and floor mounted units, topped with oak style laminate worktops to create a smart finish. There are multiple integrated appliances such as a five ring gas hob, double oven, microwave, dishwasher and space for a washing machine and fridge freezer. To the first floor are three bedrooms with the main located at the front and measuring 10'7" x 11'3" and facing both south and west. This room features built in wardrobes with plenty of space for a double or king sized bed. The second bedroom has views out to the South Downs and High Salvington windmill and is also a double bedroom with dual aspect views. The family bathroom has been fitted with a three piece contemporary suite including a bath with overhead shower, toilet, hand wash basin and vanity unit.

EXTERNAL

To the front of this attractive home is the south facing front garden, which has been laid to lawn with planted flowers and shrubs lining the boundaries, a path leading to the front door and enclosed by a dwarf brick wall. The wrap around rear garden predominantly faces West where the lawn has been laid, with the rest laid to paving to create a versatile patio area perfect for outdoor table and chairs. There is space for off road parking which can be accessed via Wiston Close with a dropped kerb. The house also features a brick built garage.

LOCATION

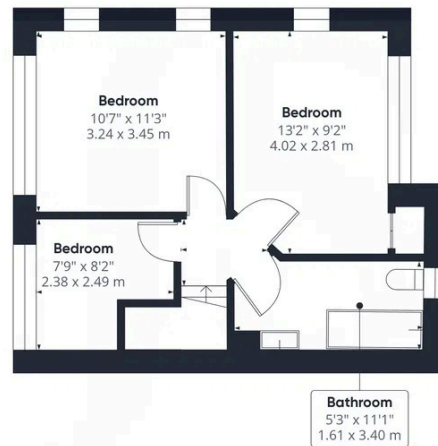
Situated In the highly desirable area of Thomas A Becket and within walking distance to local shops at Rectory Road and South Street Tarring. Worthing town centre and seafront promenade are easily accessed by foot or by car and West Worthing and Worthing Stations are both less than 1.1km away.

Council Tax Band C

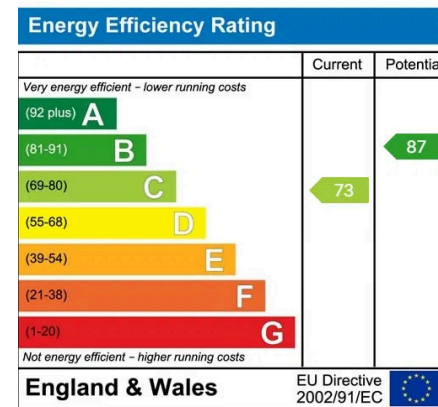




Floor 0



Floor 1



Property Details:

Floor area *as quoted by EPC: 840 SqFt

Tenure: Freehold

Council tax band: C

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.