

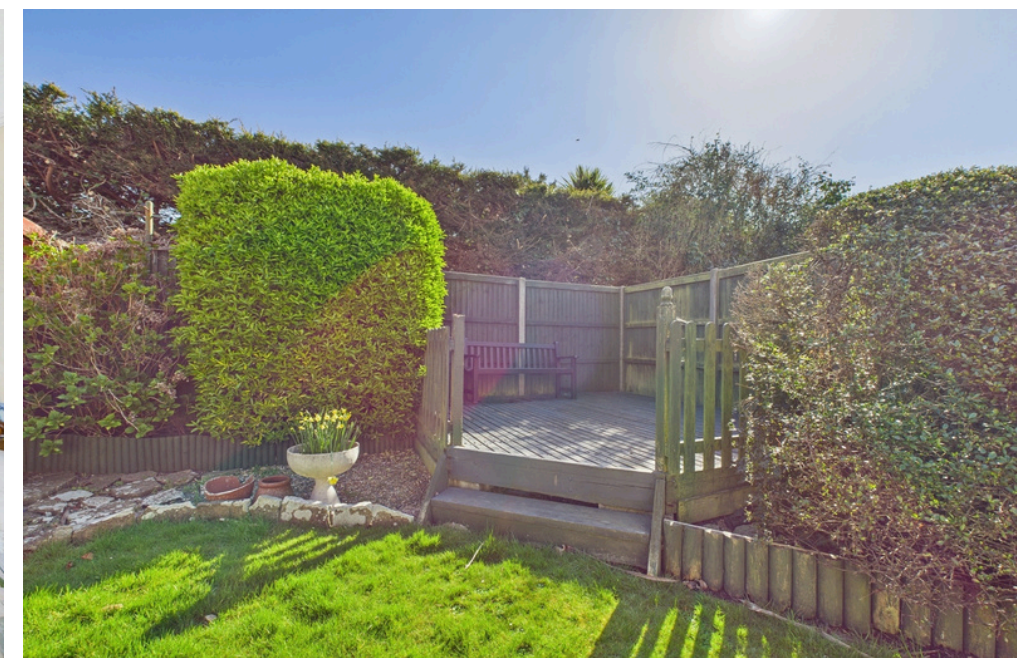


Grand Avenue, Worthing, BN11 5AJ

Guide Price of £650,000



We are delighted to present to the market this generously sized, period-style, end of terrace house. Boasting four bedrooms, two reception rooms, a well-appointed kitchen, utility room, ground-floor WC and a family bathroom, this home offers ample space. Additional features include an integral garage, plenty of off-road parking and a rear garden. The property is ideally located just a few hundred yards from West Worthing Seafront, offering both convenience and a coastal lifestyle.



Key Features

- Extended End of Terrace House
- Four Bedrooms
- Two Reception Rooms
- Utility Room & Ground Floor WC
- Family Bathroom
- Off Road Parking
- Integral Garage
- Bus Stops Nearby
- West Worthing Seafront Just a Few Hundred Yards Away



4 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

Step through the front door into the entrance hall, complete with coat hooks for convenience. A door leads into the bright and airy fitted kitchen, which offers ample space for a dining table and chairs. This well-equipped space features fitted wall and base units, integrated appliances, a double oven, and a sink with a drainer. From the kitchen, a door opens into the inviting living room, which provides access to a storage cupboard, the bathroom and a bedroom. The bedroom boasts double doors that open onto the rear garden, creating a seamless indoor-outdoor connection. The shower room features a walk-in shower with a glass screen, wash hand basin, and a WC. The lounge also benefits from doors leading out to the rear garden, as well as a separate entrance to the primary bedroom. This spacious primary suite offers direct garden access and an en-suite shower room for added comfort and privacy.

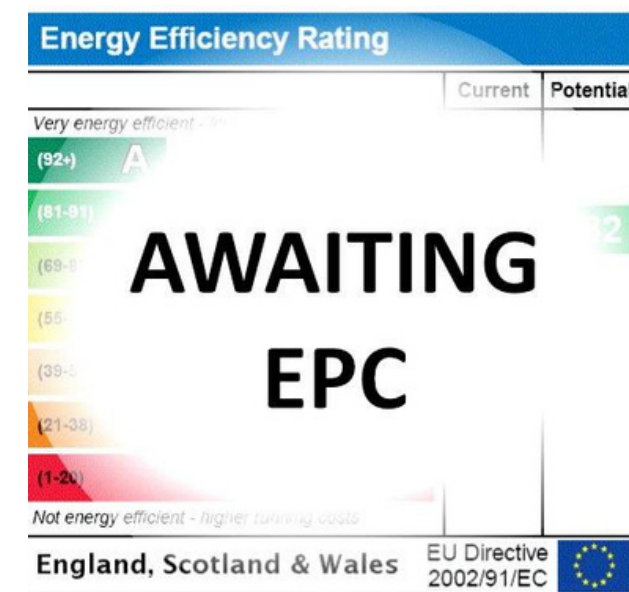
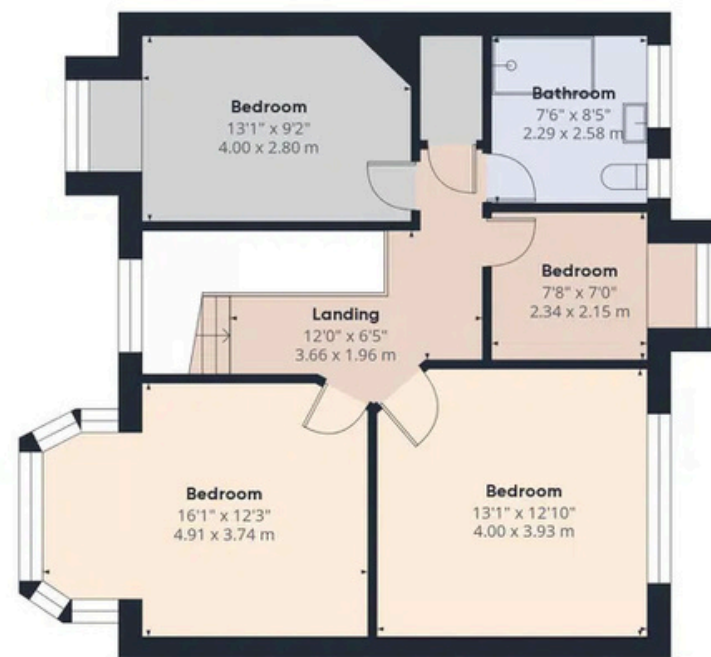
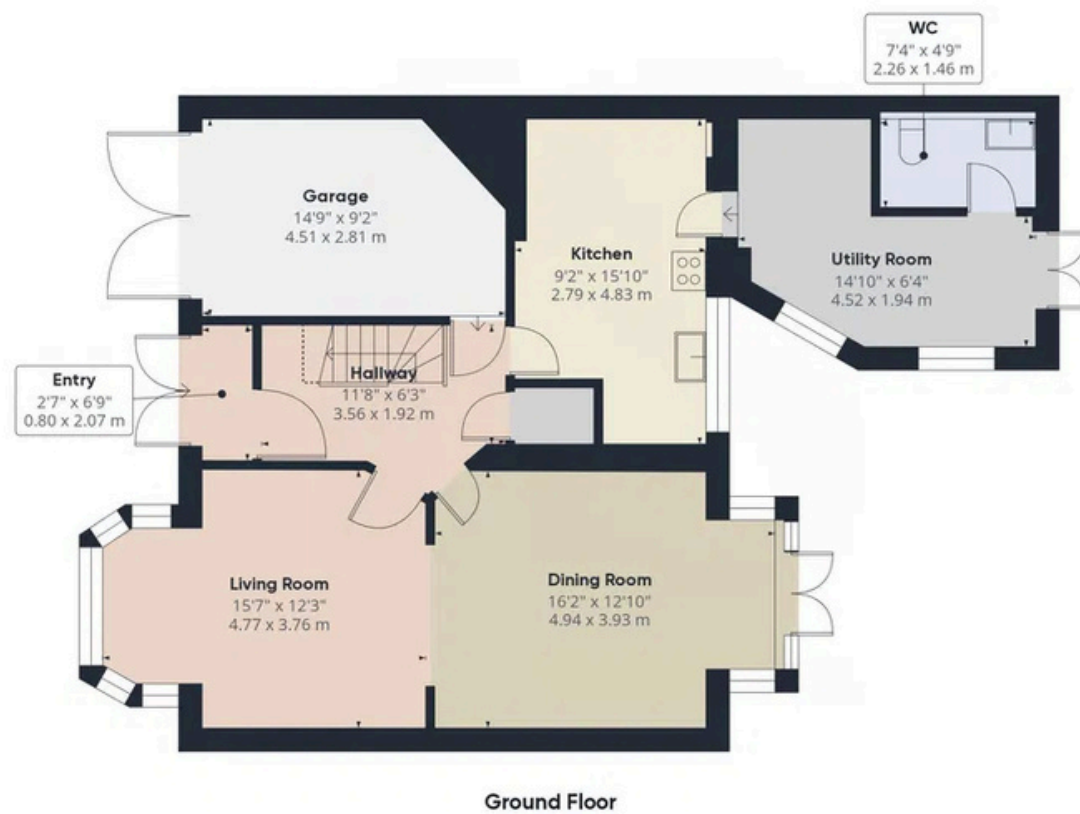
EXTERNAL

To the front, the property is accessed via timber double gates, providing ample off-road parking and leading to timber double doors that open into the garage. The rear garden is primarily laid to lawn, with a spacious patio area perfect for outdoor dining and two raised decked seating areas ideal for relaxation. Additionally, there is access to a sunroom at the rear of the garden which could be the perfect spot for additional storage or enclosed seating area, offering a tranquil space to enjoy the surroundings. The property benefits from side access into the rear garden via a gate.

LOCATION

In sought after Grand Avenue, the 700 bus route has a stop just a few yards away and West Worthing train station is positioned at the top of the road, approximately 0.6 miles away. Goring-By-Sea is a short distance away offering convenience stores, banks and eateries and Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1 mile away. The property is only 350 Yards From Worthing Seafront & Promenade.





Property Details:

Floor area (as quoted by EPC: 146 SQM)

Tenure: Freehold

Council tax band: E

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.