

Offers Over £625,000



Charming detached four bedroom home set in an exclusive private road. The property provides downstairs living options by way of an en suite double bedroom with access to a conservatory. It also benefits from a good sized lounge/dining room, kitchen/breakfast room, and a further three bedrooms upstairs and a and bathroom, garage, off road parking and rear garden.









Key Features

- Detached Chalet Bungalow
- Four Double Bedrooms
- Bathroom & Ensuite
- Kitchen/Breakfast room
- Conservatory
- Potential for Extension
- Secluded rear garden
- Private Road
- Driveway & Off Road Parking
- Integrated Garage





2 Reception Rooms

INTERNAL

Inside, you're welcomed by a generous entrance hall with under-stair storage. The ground floor includes a convenient WC and internal access to the garage, which offers potential for conversion into additional living space. At the front of the property, the kitchen/breakfast room benefits from a large bay window and is fitted with modern units, ample worktops, space for appliances and dining table. The spacious lounge/diner features dualaspect windows and sliding doors opening to the garden—ideal for entertaining. Also on the ground floor is a double bedroom with an en-suite bathroom, as well as a bright conservatory with gas central heating and direct access to the rear garden. Upstairs, a wide landing with built-in storage leads to three further bedrooms. The rear-facing rooms are generously sized, include built-in wardrobes, and offer views over the garden through large windows.

EXTERNAL

The beautifully landscaped south-westerly rear garden includes a paved patio, a rockery, lawn, and a secondary patio area leading to a greenhouse. Mature shrubs and trees border the garden, providing excellent privacy and a tranquil outdoor retreat. To the front the property boasts an integral garage and off-road parking for several vehicles. Set back from the road, it features a slate wall on one side and a 6-foot hedge on the other, creating a secluded driveway that leads to the garage and a gated side entrance.

SITUATED

Hillside Avenue is a quiet sought after private road within the Offington and Broadwater catchment areas. Ideally positioned for commuters to access the A27 which in turn leads directly to Chichester and Brighton and the A24 with routes to Horsham and London beyond. Easy access to the South Downs National Park and local schools. Worthing Town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theaters, leisure facilities and the seafront is approximately one and a three quarter miles away. The nearest train station is Worthing which is approx. one and a quarter miles way.





Energy Efficiency Rating Very energy efficient - lower running costs (92 plus) A B

(69-80) (55-68) (39-54) (21 - 38)Not energy efficient - higher running costs **England & Wales**

Property Details:

Floor area as quoted by EPC: 1795 SqFt

Tenure: Freehold

Council tax band: F

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any eroror, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025

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 offi ce 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 fl oorplans are correct and drawn as accurately as possible, they are to be used for layout and identifi cation 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 fi res, electrical goods/ fi ttings or other fi xtures, unless expressly mentioned, are not necessarily included with the property.

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GROUND FLOOR

CONSERVATORY 12'6" x 12'2" 3.80m x 3.70m

BEDROOM 13'2" x 10'0"

4.01m x 3.06m

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ENSUIT

GARAGE



1ST FLOOR







Jacobs Steel