

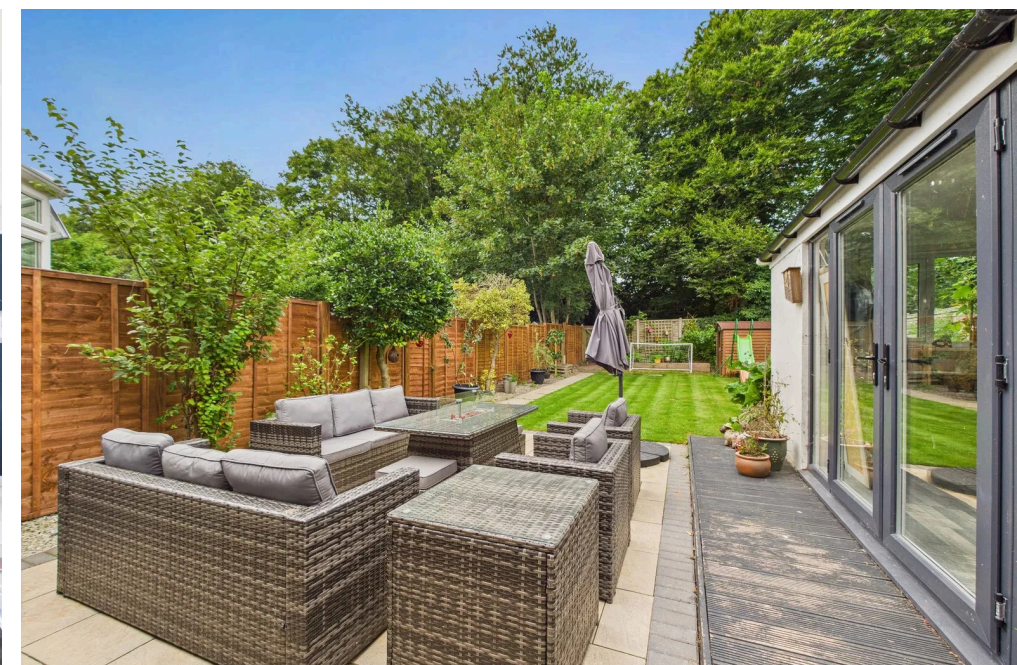


Beeches Avenue | Worthing | BN14 9JE
Offers Over **£525,000**





Beautifully light and spacious three-bedroom home featuring an open-plan kitchen/living/dining room, modern kitchen with sliding doors to a west-facing garden. Upstairs offers three bedrooms and a family bathroom. Benefits include a driveway, 34ft covered carport/store, studio and secluded rear garden with direct access to the South Downs and Cissbury Ring.



Key Features

- Semi- Detached House
- Three Double Bedrooms
- Open Plan Living
- Spacious Lounge Area
- Kitchen/Dining Room
- Studio in Rear Garden
- Beautifully Presented
- Off Road Parking
- West Facing Rear Garden
- Close to Local Amenities



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The true heart of this home is the beautifully designed open-plan kitchen, living, and dining room, bathed in natural light from a charming bay window to the front and sliding doors to the rear.

The lounge area offers generous space for comfortable seating, centered around a feature brick chimney breast, and flows seamlessly into the dining area, where garden views create an inviting backdrop.

The modern kitchen is well-appointed with a comprehensive range of units, an integral dishwasher, space for a range cooker, fridge/freezer and washing machine, plus a handy larder cupboard—perfect for storage.

Upstairs, the main bedroom boasts a full range of fitted wardrobes, while bedroom two features a built-in wardrobe and overlooks the secluded rear garden. A third bedroom offers further flexibility. The family bathroom includes an L-shaped panel bath with shower over, WC, and wash hand basin.

EXTERNAL

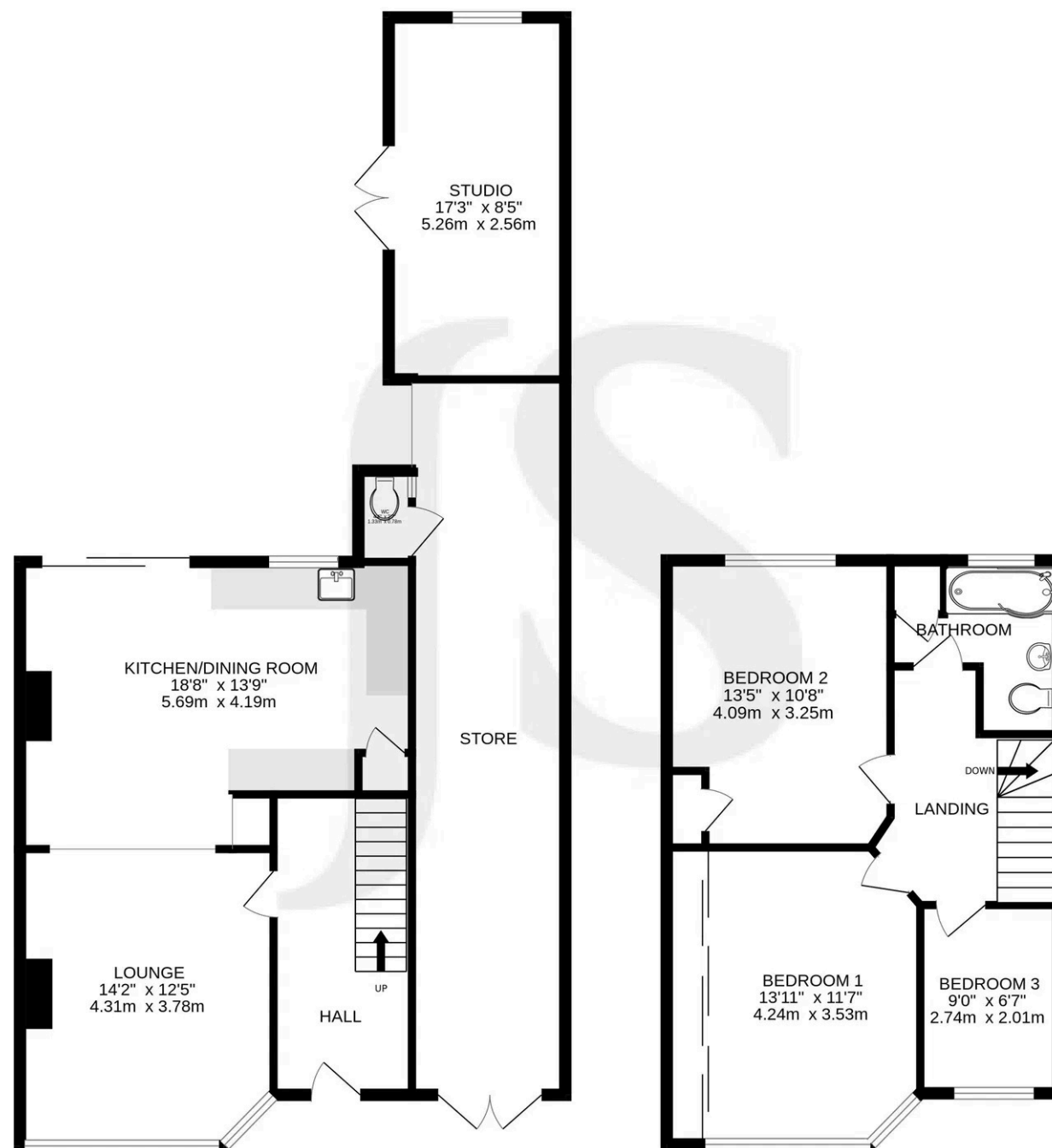
The property is approached via a block-paved private driveway, providing parking for several vehicles and bordered by mature shrubs. A generous side covered storage/carport area extends an impressive 34ft, with double-glazed doors at the front and an external WC, giving access to the west-facing rear garden. The garden itself offers a variety of spaces for relaxation and entertaining, including a pergola-shaded decking area, a paved patio, and a lush lawn extending to the fence boundary. A rear gate opens onto Charmandean Lane, offering direct access to the South Downs and Cissbury Ring. Well-stocked flower and shrub borders add colour and charm throughout the seasons. A fantastic addition is the detached studio, enjoying a dual aspect and French doors—ideal as a home office, creative space, or hobbies room.

SITUATED

Set within the highly sought-after Charmandean area, this home benefits from excellent connectivity and a wealth of nearby amenities. Lyons Farm Retail Park, local shops, schools, a college, and golf courses are all within easy reach, while Broadwater Village lies less than a mile away. Worthing town centre—offering a vibrant mix of shops, restaurants, pubs, cinemas, and leisure facilities—is just 2 miles from the property. Commuters will appreciate the proximity to Worthing railway station, approximately 1.6 miles away, with regular bus services close at hand for added convenience.



To book a viewing contact us on: 01903 873999 | findon@jacobs-steel.co.uk | jacobs-steel.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(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: 958 Sq Ft

Tenure: Freehold

Council tax band: D

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.