

WORTHING OFFICE

54 Chapel Road, Worthing, West Sussex, BN11 1BE

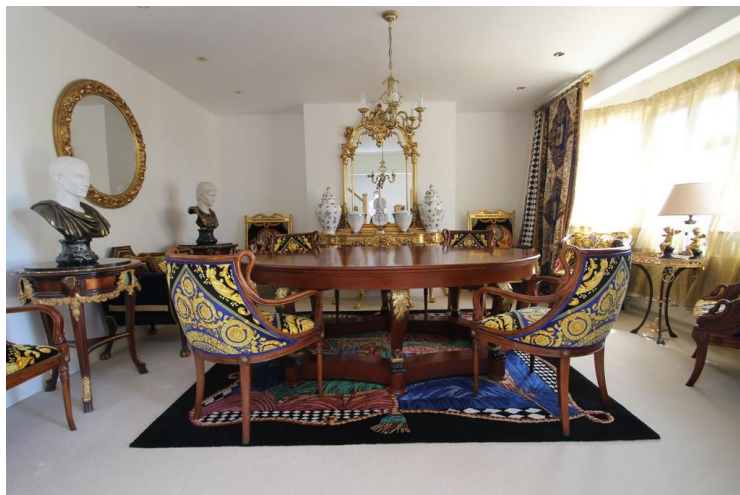
Tel. 01903 206000 worthing@jacobs-steel.co.uk



Fourth Avenue, Worthing, BN14 9NY | Asking Price Of £900,000

- Stunning Detached Family Home
- Four Large Reception Rooms
- Recently Renovated Kitchen & Two Bathrooms
- Driveway for Multiple Vehicles
- Highly Sought After Location

- Four Double Bedrooms (with potential for five)
- Modernised Throughout
- Double Garage
- Large Front & Rear Garden
- Viewing Highly Recommended



A rare opportunity to acquire an impressive Mock Tudor detached family home which spans in excess of 260sqm and is located on a private road in Worthing's highly sought after Charmandean area.

Internally the property offers four double bedrooms, four reception rooms, a large kitchen with built in appliances, a family bathroom, an ensuite to the master bedroom and a dressing area. To the outside the property benefits from beautiful well maintained gardens, a garage and driveway for multiple vehicles.

LOCATION

This unique detached home is perfectly positioned in one of the most prestigious roads Worthing has to offer.

Fourth Avenue is a short walk away from the South Downs National Park and local golf course. It is also conveniently located near the A27 which offers direct access to either Brighton or Chichester. The A24 is nearby which offers routes to London. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 3 miles away.



INTERNALLY

From start to finish this home offers standout features and high quality finishing. As you enter via a charming oak front door you are welcomed by a spacious hallway which features a recently renovated and impressive glass panelled staircase. Two large south facing reception rooms are accessible from the hallway. The 25ft triple aspect lounge features two large bay windows and an attractive marble fireplace. The dining room is open plan to the hallway, hosts a fireplace and large south facing bay window. Via a study you enter the kitchen which then leads onto a generous breakfast room. The kitchen has been recently renovated to a high specification, completed with a wide range of built in appliances. The rear garden and integral double garage are accessible via the Breakfast room. A separate WC and storage cupboard are accessible from the hallway. Upstairs the generously sized galleried landing leads to four double bedrooms. The Master has a contemporary and stylish ensuite with shower over bathtub. The large second bedroom features a bay window and a balcony which overlooks the well-kept rear garden. The dressing area is currently open plan to the landing and has potential to be a fifth bedroom if desired (subject to building work). The family bathroom has been renovated to a high standard and hosts a bathtub with a separate shower cubicle. A separate WC and airing cupboard are positioned next to the family bathroom. The property is carpeted throughout with floor tiling in the study, kitchen, breakfast room, bathrooms and WC.

EXTERNALLY

The plot is elevated from the road which offers privacy and allows for a very secluded south facing front garden. The impressive and well maintained garden wraps around the west and north aspects of the property. It is mainly laid to lawn and features several mature trees, shrub borders, a pond, greenhouse, shed, patio area and a summer house.

ENTRANCE HALL: 19' 0" x 11' 11" (5.79m x 3.63m)

LOUNGE: 25' 2" x 16' 10" (7.67m x 5.13m)

DINING ROOM: 16' 5" x 15' 1" (5m x 4.6m)

KITCHEN: 15' 0" x 12' 2" (4.57m x 3.71m)

BREAKFAST ROOM: 15' 0" x 13' 3" (4.57m x 4.04m)

STUDY: 11' 3" x 10' 4" (3.43m x 3.15m)

MASTER BEDROOM: 18' 1" x 15' 0" (5.51m x 4.57m)

ENSUITE: 9' 0" x 8' 11" (2.74m x 2.72m)

BEDROOM TWO: 20' 8" x 16' 11" (6.3m x 5.16m)

BEDROOM THREE: 16' 10" x 15' 0" (5.13m x 4.57m)

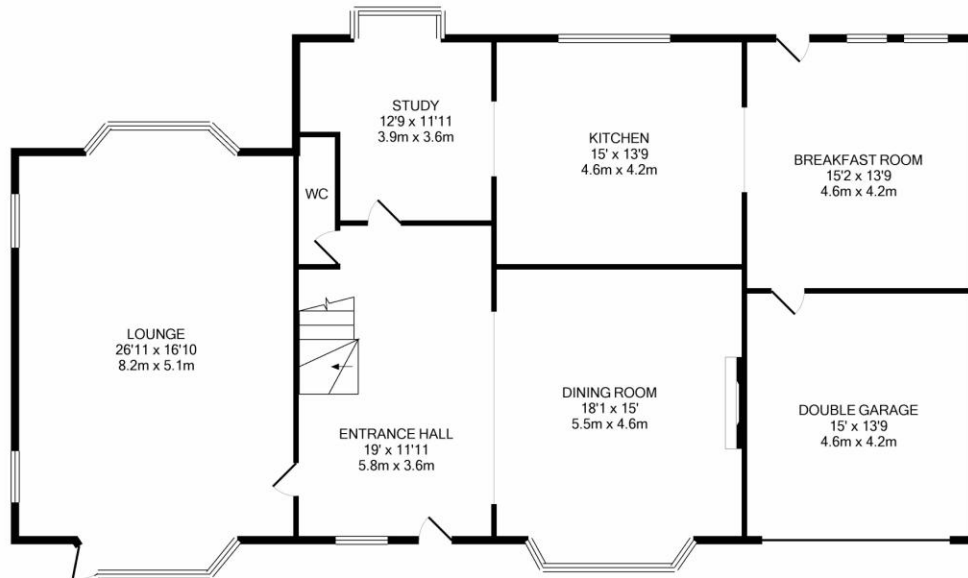
BEDROOM FOUR: 11' 11" x 9' 0" (3.63m x 2.74m)

DRESSING AREA: 11' 10" x 10' 0" (3.61m x 3.05m)

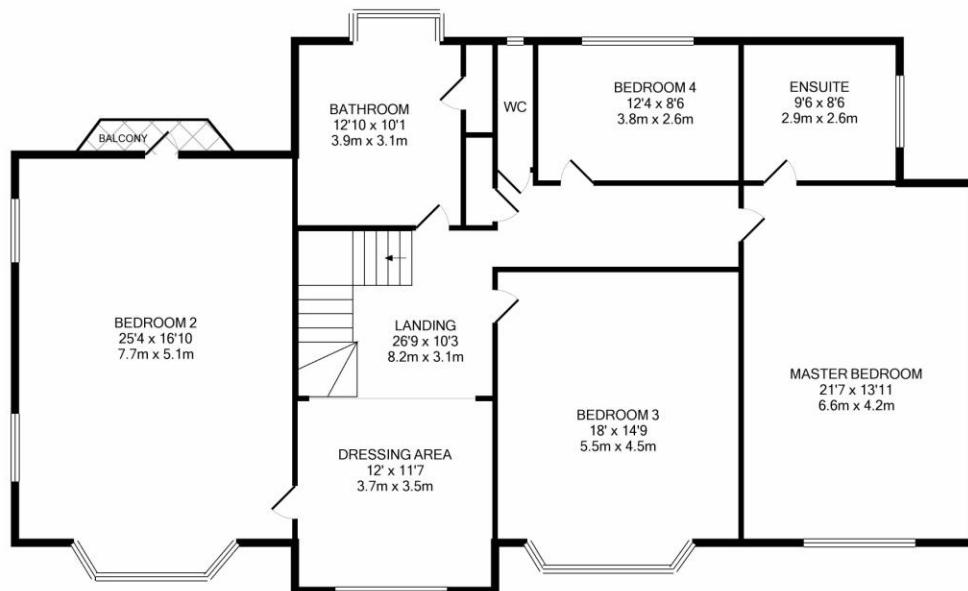
FAMILY BATHROOM: 12' 0" x 9' 6" (3.66m x 2.9m)

GARAGE: 15' 0" x 13' 3" (4.57m x 4.04m)





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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.
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Floor Area

267 m²- floor area is quoted from the EPC

Tenure

Freehold

Council Tax

Band G Worthing Borough Council

Viewing Arrangements

Strictly by appointment

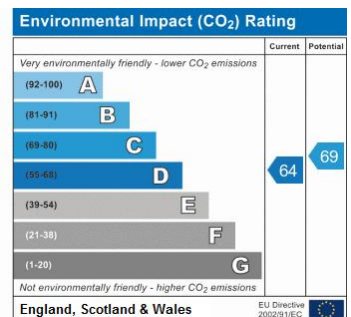
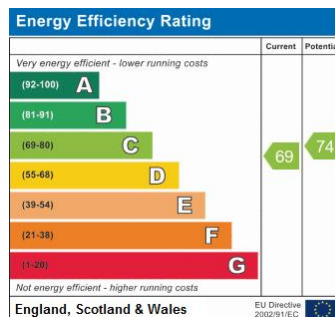
Contact Details

54 Chapel Road, Worthing, West Sussex, BN11 1BE

www.jacobs-steel.co.uk

worthing@jacobs-steel.co.uk

01903 206000



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 traveling 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.