



12 Orchard Avenue, Worthing, BN14 7PY Asking Price £520,000

OFFERS INVITED John Edwards & Co is delighted to present this charming semi-detached house in Orchard Avenue, close to the vibrant South Street shopping parade, a short walk from picturesque Tarring Village, and a short distance from West Worthing train station, enabling easy access into London, Brighton, and Littlehampton. It's also ideally situated within the coveted Thomas A'Becket catchment area.

The property comprises three bedrooms, two reception rooms, a spacious conservatory easily large enough to operate as a further reception room in its own right, a kitchen and breakfast/dining room, two bath/shower rooms, a convenient utility room, attractive front and rear gardens, an integral garage with further off-street parking, and a good-sized summerhouse with the potential to be converted into a home office, salon, gym or treatment room, for those looking to work from home.

This is a genuinely beautiful family home in a hugely desirable area, and one in which we anticipate a great deal of interest. Viewing is essential to fully appreciate all it has to offer.

EXTERIOR

The front garden is laid to lawn and enclosed behind a low brick wall, and fringed with established plant, shrub, and flower borders. A block paved driveway provides off-road parking for multiple cars, and leads to the integral garage. There is space for potted plants, bin storage, brackets for hanging baskets, and exterior lighting.

PORCH

The porch is a brick and UPVC leaded double-glazed construction, with a vinyl floor, a textured ceiling with central ceiling, some wall-mounted coat hooks, and plenty of space for shoes and coats.

ENTRANCE HALL



The entrance hall has a carpeted floor, a textured ceiling with pendant lighting and a smoke detector, a radiator, some wall-mounted coat hooks, the doors into the living room and kitchen, and the stairs to the first floor landing with some under stairs storage, and a separate inbuilt cupboard which houses the electric meter.

LIVING ROOM



Bright and spacious main reception room which has a carpeted floor, a coved and

textured ceiling with pendant lighting, TV and power points, a feature fireplace with stone mantel, surround, and hearth, a radiator, and double-glazed leaded windows to front aspect.

KITCHEN & BREAKFAST/DINING ROOM



The kitchen features a range of wall and base mounted cabinets, rolled top work surfaces with an inset sink and drainer, an integrated oven and grill and four burner gas hob with extraction unit over, and space and plumbing for a slimline washing machine. There is a vinyl floor, a coved and textured ceiling with pendant lighting power points, the door into the utility room, and a window to rear aspect overlooking the conservatory. This leads through into the dining/breakfast area, which has a carpeted floor, a coved and textured ceiling with pendant lighting, a radiator, TV and power points, and plenty of space for a dining table and chairs. An open archway leads through into the second reception room.

RECEPTION ROOM TWO



Second reception room which has a carpeted floor, a coved and textured ceiling with suspended spotlighting, space for lounge furniture, and dual aspect double glazed windows and doors to side and rear,

with the door opening into the conservatory.

CONSERVATORY



Exceptionally spacious conservatory which effectively operates as a third reception room in its own right. It is a brick and uPVC double-glazed construction, which has a carpeted floor, TV and power points. Wall-mounted lighting, a radiator, a pitched roof with large central ceiling fan, and double-glazed French style doors opening into the rear garden.

UTILITY ROOM



This spacious convenient utility room has a range of wall and base mounted units, rolled top worksurfaces, and space and plumbing for a washing machine and tumble dryer. There is a vinyl floor, a coved and textured ceiling with suspended spotlighting, a radiator, rear access into the integral garage, and the door into the downstairs shower room. A double-glazed door and window open into the rear garden, and the boiler presently servicing the property is also situated here, and is approximately a year old.

DOWNSTAIRS SHOWER ROOM



The downstairs shower room features a three-piece suite comprising a low-level WC, a recessed shower cubicle with folding glass door, and a wall-mounted hand wash basin. There is a vinyl floor, a textured ceiling with central ceiling light and extractor fan, part-tiled walls, a heated towel rail, and an opaque double-glazed window to side aspect.

STAIRS & FIRST FLOOR LANDING



The stairs are carpeted, with a wooden banister. At the landing level, there is a carpeted floor, a textured ceiling with pendant lighting and a smoke detector, a radiator, an opaque double glazed window to side aspect, and the doors into all three bedrooms, the bathroom, and separate WC. A ceiling hatch provides access into the loft.

BEDROOM ONE - MASTER



Good sized master bedroom which has a carpeted floor, a textured ceiling with combined pendant light and ceiling fan, a radiator, TV and power points, and leaded double glazed windows to front aspect.

BEDROOM TWO



Second good sized double bedroom which has a carpeted floor, a textured ceiling with pendant lighting, TV and power points, a radiator, and double-glazed windows to rear aspect.

BEDROOM THREE



The third bedroom has a carpeted floor, a

textured ceiling with pendant lighting, TV and power points, a radiator, some inbuilt storage which houses the water cylinder and control panel for the property's alarm system, and double-glazed leaded windows to front aspect.

BATHROOM



The bathroom features a two-piece suite comprising a large corner Jacuzzi bath with shower attachment over, and a cameo-style corner hand wash basin with storage below. There is a carpeted floor, a skimmed ceiling with inset spotlighting and extractor fan, a heated towel rail, tiled walls, a wall-mounted vanity unit, and a wall-mounted corner mirror with overhead illumination. A double-glazed opaque window to rear aspect provides natural light.

SEPARATE WC



Convenient separate cloakroom which has a low-level WC, a carpeted floor, a textured ceiling with pendant lighting, and an opaque double-glazed window to side aspect.

REAR GARDEN



The attractive and beautifully maintained rear garden is laid to lawn and fringed with established plant, shrub, tree, and flower borders. There is a good sized patio area with plenty of space for garden furniture, barbecuing and alfresco dining, space for potted plants, exterior wall-mounted lighting, an outside tap and a water butt. There is also a large wooden summerhouse, and a separate garden shed, ideal for storing gardening equipment.

SUMMERHOUSE



The property also has the benefit of a large wooden summerhouse, which has a separate power supply and is ideal for converting into a home office, salon, gym, or treatment room, for those looking to work from home.

GARAGE

The property also has the benefit of an integral garage which has a hardstanding floor, an electric door, various wall racks and shelves, and power and light, and which also houses the gas meter.

Floor Plan

Orchard Avenue, Worthing, BN14 7PY

Approximate Gross Internal Area = 141.8 sq m / 1526 sq ft
(Including Garage)

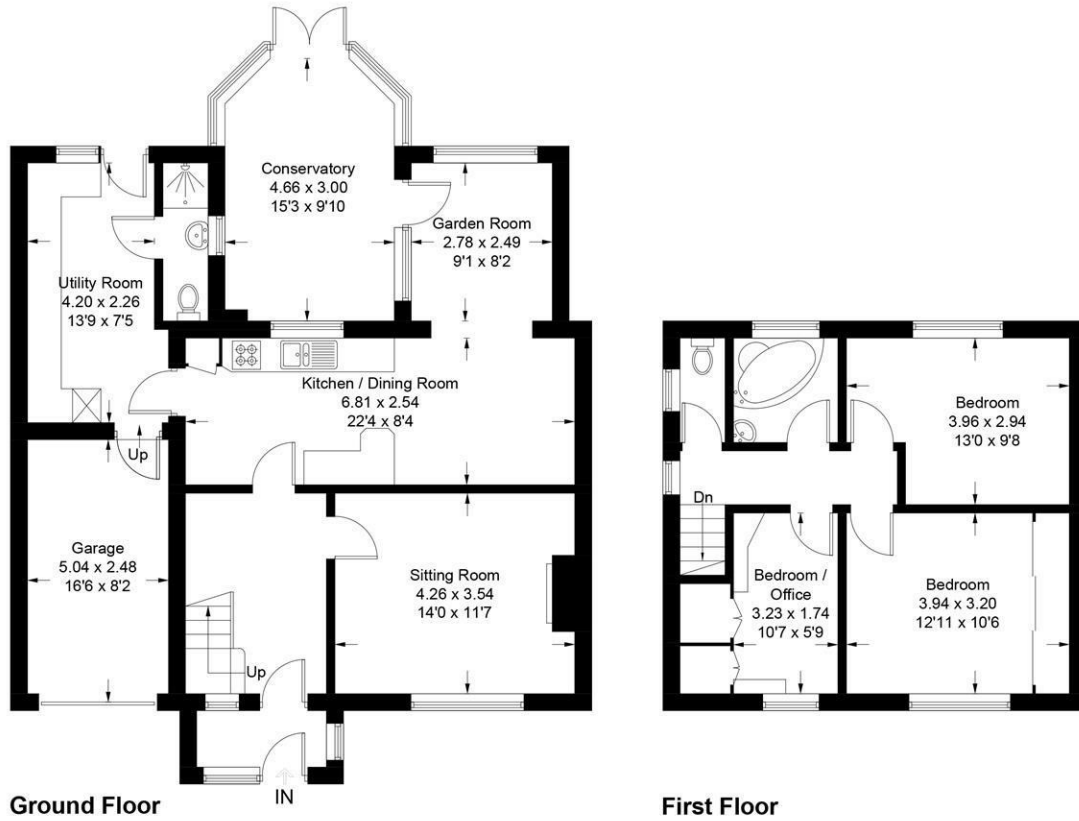
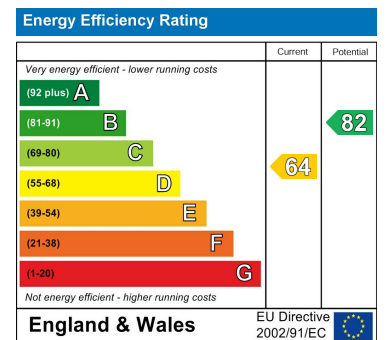


Illustration for identification purposes only, measurements are approximate, not to scale.
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Area Map



Energy Efficiency Graph



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