



## 52 St Lawrence Ave, Worthing, BN14 7JG Guide Price £850,000

\*\*\* OFFERS INVITED \*\*\*

John Edwards & Co are delighted to present this beautiful detached six bedroom property on Worthing's prestigious St Lawrence Avenue, within the Worthing High, Bohunt and TAB school catchment areas, close to the mainline station, the lively Broadwater Village shopping parade, and prominent bus routes and only a short walk to the town centre and seafront.

The property, which has been tastefully extended and covered by the present owners, comprises six spacious bedrooms, three large reception rooms, two bath/shower rooms, a kitchen and breakfast room, a utility room with separate WC, a separate garage, a large rear garden, and space for multiple off-road parking.

This is a substantial and superbly located property in a genuinely desirable area of town, and one in which we anticipate a great deal of interest. Viewing is essential in order to fully appreciate what this property has to offer.

## FRONT GARDEN/EXTERIOR

The front garden features a tarmacked in-out driveway, with space for multiple off-road parking, and is enclosed within a low brick wall. There are established plant, shrub and mature tree borders, and an enclosed Veranda-style storm porch, with a tiled floor. There is gated access to rear garden, space for bins and potted plants, and access into the garage.

## ENTRANCE HALL



The bright and spacious entrance hall has a wooden floor, a skimmed and coved ceiling with pendant lighting, a ceiling-mounted smoke detector, a wall-mounted thermostat, a radiator, power and telephone points, and the doors to reception room one, the kitchen and breakfast room, reception room two, and two good-sized understairs storage cupboards. Natural light is provided courtesy of some beautiful leaded stained-glass windows to front aspect, and the woods and glass front door.

## RECEPTION ROOM ONE - LIVING ROOM



The generously sized main living room has a carpeted floor, a corniced and skimmed ceiling with pendant lighting, a large double-glazed bay window to front aspect with beautiful white plantation-style shutters, a

working log burner inset within a large wooden mantle and hearth, TV and power points, and a radiator.

## RECEPTION ROOM TWO - DINING ROOM



Exceptionally spacious dining room which has a wooden floor, a coved and skimmed ceiling with pendant lighting, power points, a wall-mounted flame-effect electric fire, a radiator, plenty of space for a large dining table and chairs, and a wood and glass door to side aspect, leading out to the passage on the eastern side of the property. A large open archway leads through into the third reception area.

## RECEPTION ROOM THREE - FAMILY ROOM



Extended spacious third reception room, which has a wooden floor, a skimmed ceiling with inset spotlighting, a large lantern-style central skylight, and panoramic bi-folding doors leading out into the rear garden. There are TV and power points, an open archway into the dining room, a radiator, and plenty of space for lounge seating.

## KITCHEN & BREAKFAST ROOM



The kitchen features a comprehensive range of wall and base mounted high-gloss cabinets with under cabinet lighting, square-edged stone work surfaces with an inset sink and drainer, an inbuilt wine rack, space for a large range cooker with overhead extraction, space and plumbing for a US-style fridge freezer, an inbuilt wine cooler, an integrated dishwasher, and a good sized breakfast bar with space for stools. There is wood flooring throughout, a skimmed ceiling with inset spotlighting, power points, and double glazed windows and an opaque double-glazed door to side aspect. The door into the utility room is here, and a pair of wood and glass French-style doors into reception room three.

## UTILITY ROOM AND DOWNSTAIRS W/C

Convenient separate utility room with a wood floor, some base-mounted cabinets with rolled-edge work surfaces and an inset sink and drainer with tiled splash back panel, and space and plumbing for a washing machine. There is also a low-level close coupled WC, a wooden floor, a skimmed ceiling with inset spotlighting, an opaque double-glazed window to rear aspect, and the wall-mounted Baxi boiler servicing the property.

## STAIRS & FIRST FLOOR LANDING



The stairs to the first floor are carpeted, with a wooden balustrade, and there is a double-glazed leaded stained-glass window to side aspect at the half landing level, providing natural light.

The landing is carpeted with a coved and skimmed ceiling, a smoke detector, the doors to bedrooms one, two and three, and the bathroom.

## BEDROOM ONE - MASTER



Beautiful large double room with a carpeted floor, a coved and skimmed ceiling with pendant lighting, a large double-glazed bay window with inset leaded detail and white plantation-style shutters, a radiator, and a good amount of fitted wardrobe storage.

## BEDROOM TWO



A second spacious double bedroom, which features wood flooring, a coved and skimmed ceiling, with pendant lighting, a picture rail, a radiator, TV and power points, a double-glazed window to rear aspect, and some built-in wardrobe space.

## BEDROOM THREE



The third double bedroom has a wooden floor, a coved and skimmed ceiling with suspended spotlighting, a picture rail, a radiator, a double glazed window to rear aspect, and some fitted wardrobe storage.

## BEDROOM FOUR

Single bedroom, currently used as a home office by the present owners, which has a carpeted floor, a skimmed ceiling with pendant lighting, a radiator, power points, and a double-glazed window to front aspect with inset leaded detail, and white plantation shutters.

## FIRST FLOOR BATHROOM



The family bathroom features a contemporary four-piece suite comprising a corner shower cubicle with double showerhead and folding glass door, a panelled bath with shower over, a wall-mounted hand wash basin, and a low-level WC. There is a wooden floor, a skimmed ceiling with inset spotlighting, an extraction unit, tiled walls, a heated towel rail, a corner vanity unit, a wall-mounted mirror, and opaque double-glazed windows to rear aspect.

## STAIRS & SECOND FLOOR LANDING

The stairs to the second floor are carpeted with a wooden balustrade and an opaque double-glazed window to side aspect at the half landing level. On the landing itself, there is a carpeted floor, a skimmed ceiling with inset spotlighting, a smoke detector, and the doors to bedrooms four and five, the second floor shower room, and a large inbuilt storage cupboard.

## BEDROOM FIVE

The fourth bedroom - a further spacious double - has a wooden floor, a skimmed ceiling with inset spotlighting, a radiator, TV and power points, and double-glazed windows to rear and side aspects.

## BEDROOM SIX

The fifth spacious bedroom double bedroom has a carpeted floor, a skimmed ceiling with inset spotlighting, a radiator, TV and power points, some under-eave storage cupboard space, and a double-glazed window to rear aspect.

## SECOND FLOOR LANDING STORAGE CUPBOARD

Large storage cupboard with shelves.

## SECOND FLOOR SHOWER ROOM



The shower room features a three piece suite comprising a walk-in double shower cubicle, a low-level WC, and a cameo-style hand wash basin with storage below. There is a wooden floor, a skimmed ceiling with inset spotlighting, an extraction unit, a Velux window to front aspect, and some further under-eave storage.

## REAR GARDEN



The rear garden has a large patio section immediately abutting the house with plenty of space for external dining and lounge furniture and potted plants. Paths extend along both sides of the property, with the eastern side leading down to the garage and the door into the dining room, and also a large storage shed. On the western side, the passage leads to gated access to the front of the property and the door into the kitchen.

The garden itself is laid to lawn with established plants, shrub, tree and flower borders. It is not overlooked on any side, and there is plenty of exterior wall mounted lighting, external power points and outside tap.

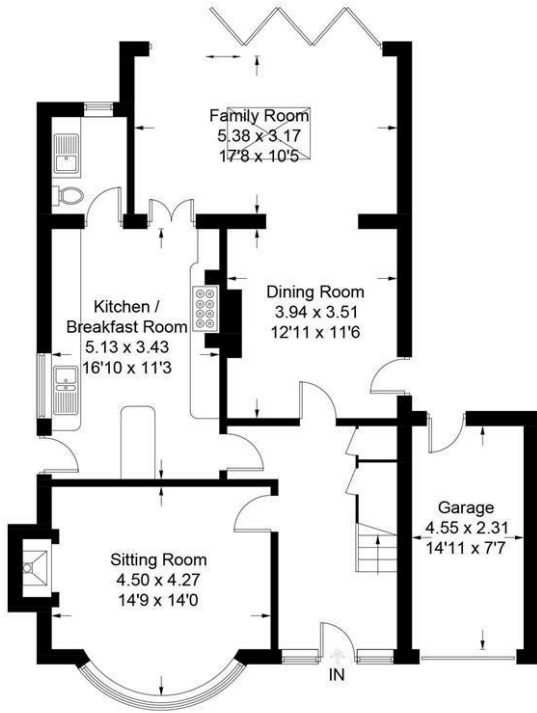
## GARAGE

The garage has an up-and-over door, a hardstanding floor, power and light, various wall racks and shelves, some eave storage space, and a wood and glass door leading out into the rear garden.

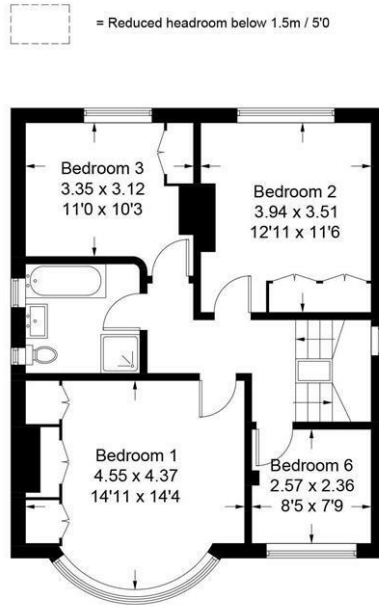
# Floor Plan

## St Lawrence Avenue, Worthing, BN14

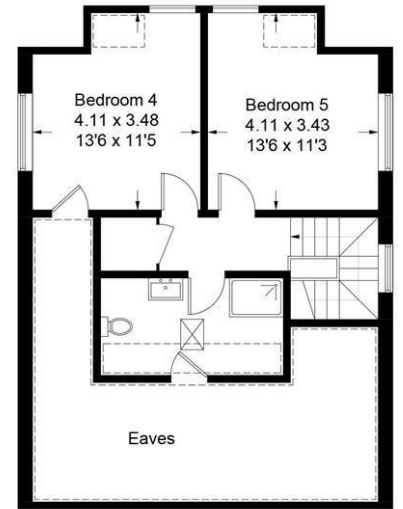
Approximate Gross Internal Area = 221.3 sq m / 2382 sq ft  
 (Including Eaves)  
 Garage = 10.7 sq m / 115 sq ft  
 Total = 232 sq m / 2497 sq ft



Ground Floor



First Floor



Second Floor

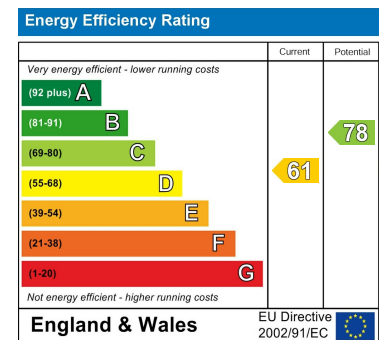
PRODUCED FOR JOHN EDWARDS ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2016.(ID307312)

# Area Map



# Energy Efficiency Graph



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