



52 Wiston Avenue, Worthing, BN14 7PT
Asking Price £375,000

John Edwards & Co is delighted to present this three bed semi-detached house on popular Wiston Avenue, situated close to vibrant Broadwater Village with its shops, cafés, restaurants and bars, just a short distance from Worthing mainline station, enabling easy access into London, Brighton, and Littlehampton, and within the catchment areas of several prominent local schools, including Thomas A'Becket Infant and Junior Schools, and Bohunt, Worthing, St Andrews and Davisons High Schools.

The property - which is in need of some renovation throughout and therefore represents a fantastic development opportunity - comprises three bedrooms, a good sized lounge/diner, a fitted kitchen, a conservatory, a family bathroom, a downstairs WC, and front and rear gardens. It also has the benefit of a private off-street parking space.

This is a genuinely fantastic property 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 enclosed behind a low brick wall, with a wrought iron gate opening onto a block paved pathway which leads to the front door. The garden is laid to lawn, and fringed with established plants, shrubs, and trees.

PORCH



The double-glazed porch has a tiled floor, overhead lighting, and plenty of space for shoe and coat storage.

ENTRANCE HALL



The entrance hall has a carpeted floor, a textured ceiling with pendant lighting and a smoke detector, a radiator, power points, the doors into the lounge/diner, the kitchen, a large understairs storage cupboard which houses the meterage, and the stairs to the first floor landing.

LOUNGE/DINER



Good sized lounge diner which has a carpeted floor, a coved and textured ceiling with pendant lighting, TV and power points, radiators, plenty of space for both lounge and dining furniture, a serving hatch into the kitchen, wall-mounted shelving, a feature gas fireplace with tiled surround and hearth, and dual aspect double-glazed windows to front and rear, and double-glazed French-style doors opening into the rear garden.

KITCHEN



The kitchen features wall and base mounted units, rolled top worksurfaces with an inset sink and drainer, space for a freestanding cooker and washing machine, power points, tiled splashbacks, a vinyl floor, a textured ceiling with fluorescent lighting, a good sized inbuilt pantry, a serving hatch through into the living room, and a door to rear aspect into the conservatory.

CONSERVATORY



The conservatory is a brick and UPVC double-glazed construction, with a pitched roof, a vinyl floor, power points, the doors into the good-sized exterior storage cupboard with power and light and space for white goods, and the downstairs WC. The boiler presently servicing the property is also situated here.

DOWNSTAIRS WC



The property also has the benefit of a downstairs WC which has a carpeted floor, a skimmed ceiling with central ceiling light, and an opaque window to side aspect.

STAIRS & 1ST 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, the doors into all three bedrooms and the bathroom, and access into the loft via a ceiling hatch.

BEDROOM ONE



Good sized double bedroom which has a carpeted floor, a textured ceiling with pendant lighting, a wall-mounted electric bar heater, TV and power points, a radiator, some inbuilt wardrobe space, and dual aspect double-glazed windows to front and side.

BEDROOM TWO



The second bedroom features a carpeted floor, a textured ceiling with pendant lighting, TV and power points, a radiator, a pedestal hand wash basin with overhead mirror, some inbuilt wardrobe space, and double-glazed windows to rear aspect.

BEDROOM THREE



The third single bedroom has a carpeted floor, a textured ceiling with pendant lighting, TV and power points, a radiator, and double-glazed windows to front aspect.

BATHROOM



The bathroom features a three piece suite

comprising a panelled bath, a wall-mounted hand wash basin with vanity unit above, and a low-level WC. There is a vinyl floor, a textured ceiling with central ceiling light, part-tiled walls, and opaque double-glazed windows to rear aspect.

AIRING CUPBOARD



The airing cupboard previously housed the water cylinder, and now features several linen shelves.

REAR GARDEN



The L-shaped rear garden is laid to patio for ease of maintenance and fringed with established plants, shrubs, and trees. There is plenty of space for garden furniture, barbecuing, alfresco dining, potted plants, and bin storage, with exterior lighting and gated access onto the private driveway at the rear of the property.

PRIVATE DRIVEWAY

The property also has the benefit of a hardstanding private driveway situated to the rear of the property and accessed via Wiston Close.

Floor Plan

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Approximate Gross Internal Area = 96.9 sq m / 1043 sq ft

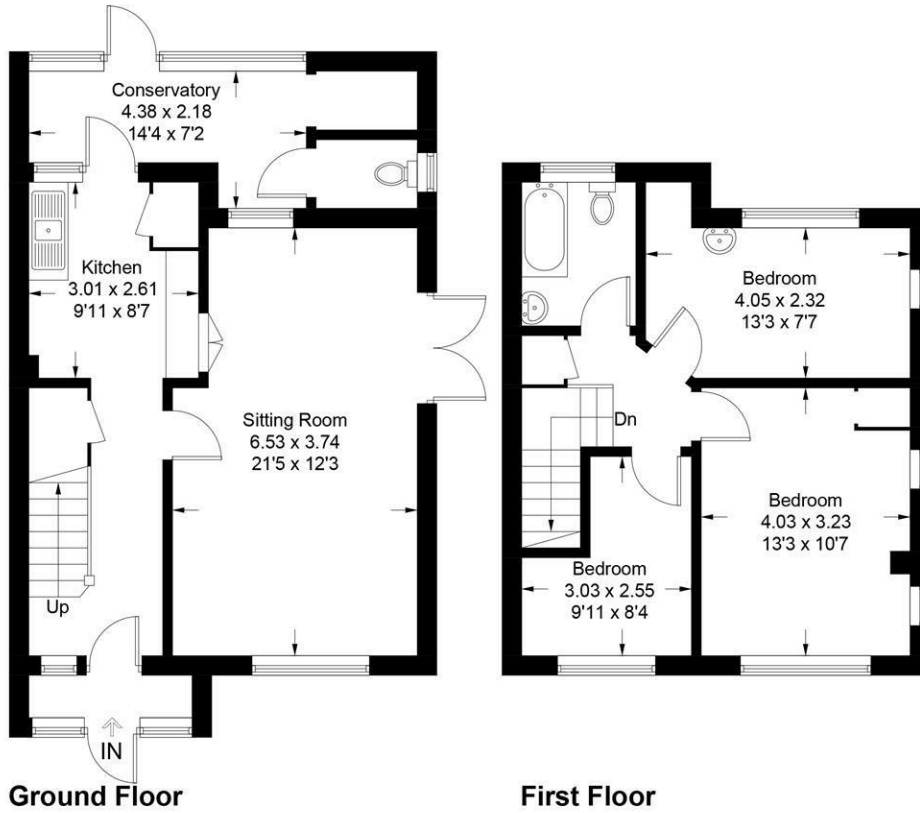
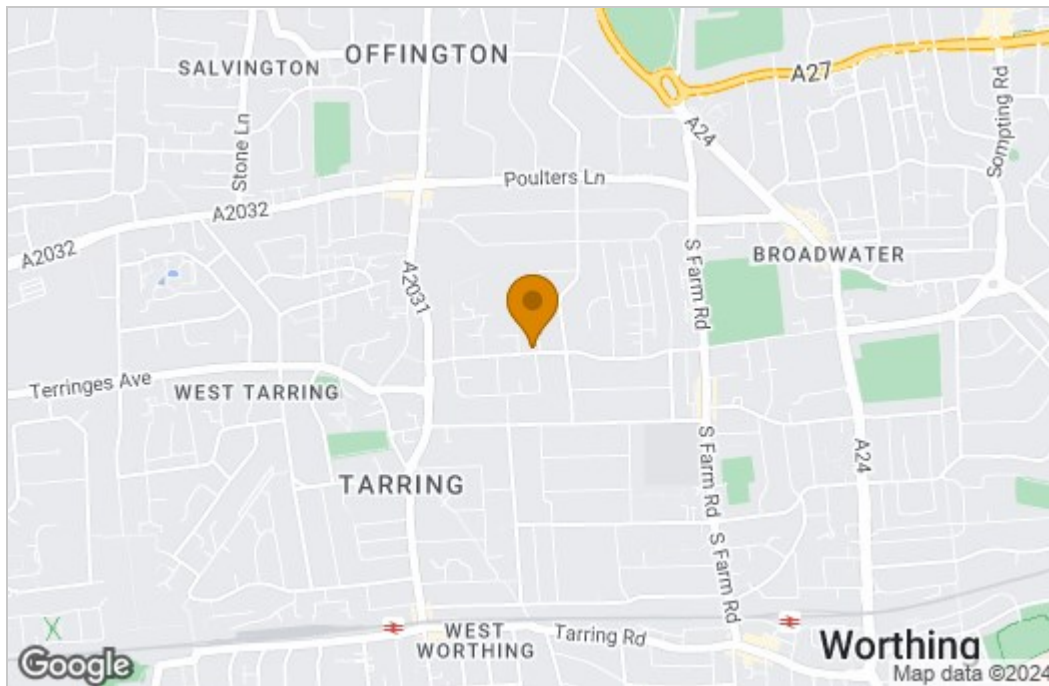
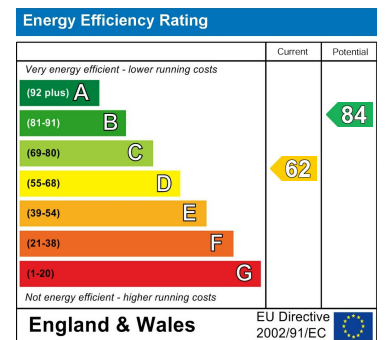


Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys @ 2024

Area Map



Energy Efficiency Graph



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