



Grand Avenue | Worthing | West Sussex | BN11 5AN
Guide Price Of £800,000





We are delighted to be able to offer the opportunity to purchase a 1920's detached house, situated only 110 yards away from Worthing Seafront. The property offers five bedrooms, two reception rooms, kitchen/breakfast room, ground floor shower room and first floor shower room. The property benefits from an East facing, rear walled garden with mature trees, shrubs and Scandinavian style cabin. To the front is a driveway to accommodate two cars and a separate secluded West Facing courtyard.



Key Features

- 1920's Detached House
- Five Bedrooms
- Two Reception Rooms
- Two Shower Rooms
- East Facing Garden
- Off Road Parking
- West Facing Secluded Courtyard
- Seaviews & Bus Routes Nearby
- Close to Town Centre (0.9m) & Train Station (0.8m)
- 110 Yards From Worthing Seafront



5 Bedrooms



2 Bathrooms



2 Reception Room

INTERNAL

Front door leading into the entrance vestibule with sky light, glass door leading into the entrance hall with cloak cupboard and opening into the hallway. Doors leading to all ground floor rooms. The modern kitchen/ breakfast room is east facing and comprises of white wall and base units with integrated fridge and freezer, integrated dishwasher, built in eye level oven, combination microwave, sink, drainer, space for table and chairs, door leading to the ground floor shower room and door leading out to the rear garden. The re-fitted shower room comprises of fully tiled walls and floor, walk in shower with glass screen, wash hand basin, WC and storage units. The west facing lounge offers a bay fronted window with door leading out to the secluded west facing courtyard. The second reception room is currently being used as the dining room and benefits from a bay fronted window. The first floor landing offers original timber flooring, window and doors to the three bedrooms. The primary bedroom benefits from built in wardrobes, bay fronted window with seaview. Bedroom two offers a wash hand basin. Bedroom three currently used as a study benefits from bay fronted window and sea views. On the second floor there is access to two further bedrooms, bedroom four is currently used as an art studio with a small pantry, sink and storage units. Access to eves storage. The fifth bedroom has extensive views to the east.

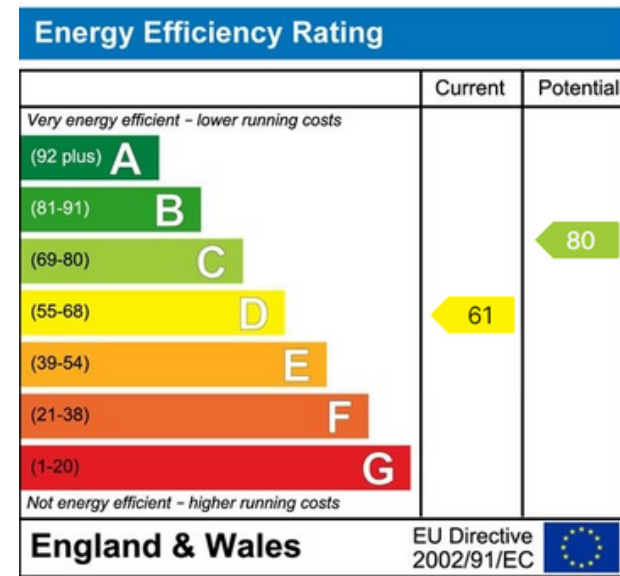
EXTERNAL

To the front of the property it has been laid to shingle providing driveway parking for two cars, mature hedges giving privacy to the west facing courtyard which overlooks flower beds. The rear garden has been laid with Italian porcelain tiles providing space for outdoor furniture, section laid to lawn with floral beds either sides, small pond, timber shed, Scandinavian cabin with power and light.

LOCATION

On Grand Avenue, Worthing seafront is approx 110 yards away and the closest train station is West Worthing positioned 0.7 miles at the top of Grand Avenue. Regular bus routes run along Grand Avenue and Goring Road Shopping Facilities offers convenience stores, eateries, pharmacies and banks is 0.6 miles away. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1 mile away.





Property Details:

Floor area (as quoted by EPC: 141 sqm)

Tenure: Freehold

Council tax band: F

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.