



West Avenue, Worthing, BN11
£645,000

Bedrooms: 3

Bathrooms: 1

Receptions: 1

We are delighted to bring to the market this beautifully presented semi detached home, perfectly combining space, comfort and convenience. Offering three generous double bedrooms, stylish open-plan kitchen, living and dining area and a separate lounge, the property provides versatile living for modern family life. Additional features include a ground floor WC, family bathroom and a separate WC upstairs for added practicality. Outside, you'll find off road parking and a good size rear garden complete with a versatile log cabin ideal as a home office, gym or entertaining space. Situated just a short walk from West Worthing Railway Station, this home is perfectly placed for commuters while being close to local amenities, schools and the coast.

- Well-Presented Semi-Detached House
- Three Bedrooms
- Open Plan Kitchen/ Living/ Dining Space
- Separate Lounge With Log Burner
- Ground Floor WC & Utility Room





INTERNAL

The front door opens into a welcoming entrance hall with access to all ground floor rooms. At the front of the property, you'll find a generously-sized reception room, complete with a bay-fronted window and a working log burner, creating a cosy yet stylish living space. To the rear, the home boasts a bright and spacious open-plan kitchen, dining and living area. The kitchen is fitted with modern wall and base units, integrated appliances, space for a fridge/freezer, induction hob with WiFi-controlled extractor, a breakfast bar, and access to a larder. A door leads through to the utility room for added practicality. The open-plan layout provides ample room for a dining table and additional seating, complemented by an electric flame-effect inset fireplace. Bi-fold doors open seamlessly onto the rear garden, perfect for entertaining and family living. On the first floor, there are three double bedrooms. The family bathroom offers a bath with mixer taps, a walk-in shower with a glass screen, and a wash hand basin, while a separate WC is located adjacent. Additional features include loft access via a pull-down hatch and ladder. The loft is boarded for storage and enhanced by two Velux windows, creating a versatile and usable space.

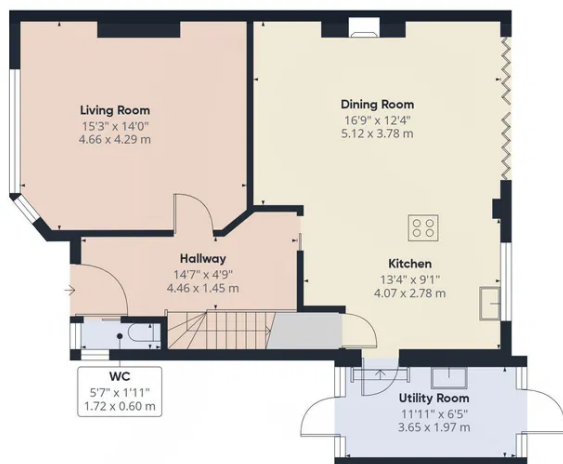
EXTERNAL

To the front, the property offers off road parking alongside a lawned area bordered by mature hedges and shrubs. The rear garden is of an excellent size, predominantly laid to lawn and thoughtfully designed for both relaxation and family use. A patio area with an awning provides the perfect spot for outdoor dining, while a raised decking area offers additional seating space. Further features include a versatile log cabin, a dedicated garden shed section, a charming wendy house, a children's climbing frame and a variety of established trees, creating a welcoming and versatile outdoor space.

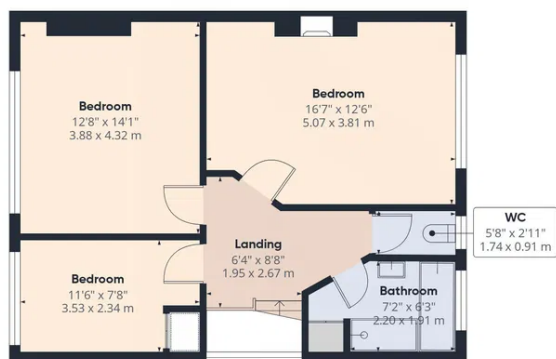
SITUATED

The property is ideally situated on West Avenue approx 500 yards from West Worthing Railway Station, providing excellent transport links. Just a short walk away, Goring Road shopping parade offers a variety of coffee shops, eateries, convenience stores, and banks. The house also falls within the sought after Elm Grove School catchment area, making it an attractive choice for families. For added convenience, regular bus services run along Goring Road, while Worthing town centre with its wide range of shops, restaurants, and theatres is approximately 1.4 miles away.





Ground Floor



Floor 1



Approximate total area^m

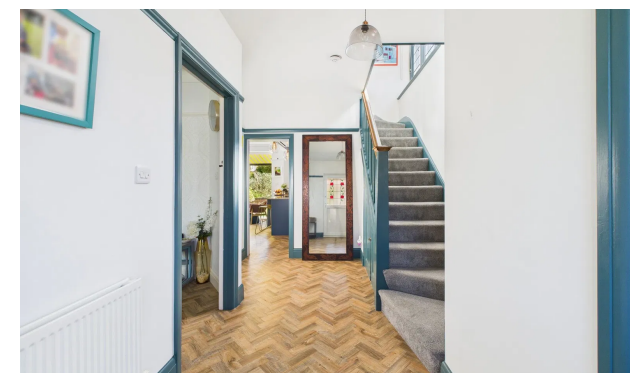
1349 ft²

125.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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 floor plans 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.

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