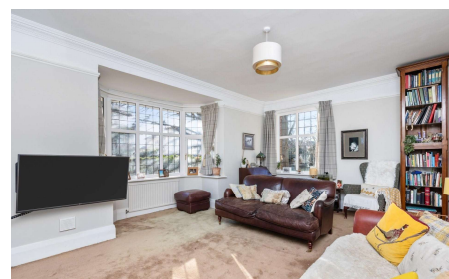




Matthew
Anthony
ESTATE AGENCY

It's all in the details...



15 Second Avenue

Worthing, West Sussex, BN14 9NX

£1,100,000

- Four Bedroom Detached Arts and Crafts Period Property
- Two Bath/Shower Rooms (one en suite)
- Bay windows and feature fireplaces
- Double Aspect Sitting Room
- Dining room
- Snug
- Conservatory
- Office
- Garage
- Direct Access to Charmandean's 'Secret Garden'

www.matthewanthony.co.uk

Worthing House, 6 South Street, Worthing BN11 3AA
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Step Inside

Dating back to circa 1932 this beautifully elegant Arts and Crafts home is thought to have been the first property built in the leafy environs of Second Avenue. Nestled within idyllic wrap-around gardens that offer private gated access to the adjoining Charmandean Open Space, today its leaded bay windows, picture rails and cornicing retain an immense degree of original charm and character.

Behind a picture perfect period facade with a canopied doorway the warm tones of a wood floor greet you in central entrance hall where the graceful curve of a traditional turning staircase is beautifully lit from above. All around you a spacious layout unfolds with a wealth of opportunity to relax and entertain. With natural light filtering in from south-facing leaded bay windows a duo of excellently sized reception rooms each have focal point period fireplaces. The double aspect sitting room blends heritage hues with the warmth of a working fire while across the hall an additional snug has a log burner within the chimney breast and a demi-glazed door to an impressive modern conservatory.

An inner hallway provides easy access to the gardens from the snug whilst also leading the way to a fully fitted kitchen/breakfast room with views of the garden and Charmandean. Traditional cabinetry with timber detailing and quartz countertops house two stainless steel sinks and an electric hob, while tower ovens sit within exposed brickwork that adds to the classic country kitchen feel. A cloakroom completes the ground floor and an additional attached home office has its own private entry and WC.

Upstairs the sense of space is echoed throughout four light filled bedrooms that generate an impressive measure of flexible family accommodation. With the delicate patterns of an accent wall and more of those charming bay windows and picture rails, a prodigious main bedroom has the added benefit of an abundance of eaves storage and a large en suite shower room. Equally impressive, the additional three rooms share a contemporary bathroom with a deluxe freestanding bath and conical basin. Stairs lead up from the admirably sized landing to a versatile loft room.

Step Outside

When you open up the French doors of the conservatory or step out from the second hallway you'll instantly experience the tranquillity of the large idyllic gardens that wrap-around this Roaring Twenties house. Established lawns are peppered with statuesque trees, a private gate gives direct access to the additional greenery of Charmandean and a duo of paved patios supply you with every chance to enjoy al fresco meals.

At the front of the property a brick herringbone patterned driveway combines with a superior carport and garage to provide ample private off-road parking.

In your local area

Sitting to the north of the A27, Second Avenue is perfectly placed to offer easy access to the landscape of the South Downs, Findon Valley and Cissbury Ring. Conveniently situated within walking distance to Worthing College and local shops, it's ideal for modern family life. Charmandean Open Space and Hill Barn recreation ground are great for children and taking the dog for a walk, and the A27 and A24 provide quick routes to Brighton, Arundel and beyond. The centre of Worthing is approximately only 1.4 miles away with a wide mix of high street and independent shops, bars, restaurants, and supermarkets such as Waitrose and Marks & Spencer.

As well as Worthing College, local schools include Lancing Prep, Bramber, Broadwater and Whytemead primary schools, Thomas a Becket Junior School and Worthing High School. The A24 continues down to the seafront and beach, and Worthing and East Worthing mainline stations are 1.7 miles and 1.5 miles respectively.



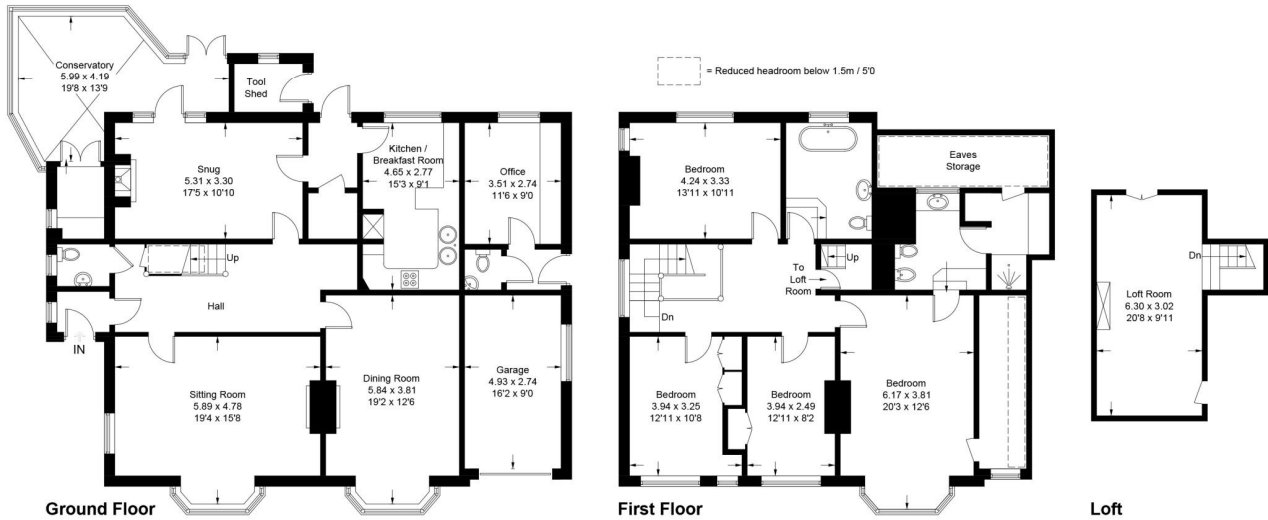
Second Avenue, BN14 9NX

Approximate Gross Internal Area = 257.6 sq m / 2773 sq ft

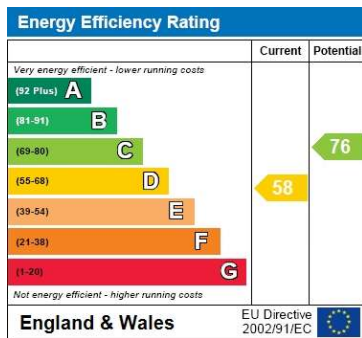
Loft = 21.2 sq m / 228 sq ft

Garage / Tool Shed = 16.5 sq m / 178 sq ft

Total = 295.3 sq m / 3179 sq ft



Whilst every attempt has been made to ensure the accuracy of this floorplan measurements of rooms, doors and windows are approximate. This plan is for representation purposes only and used as such by any prospective purchaser.



Council Tax: Adur & Worthing Band G

Tenure: Freehold

Disclaimer

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.

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