



JAMES & JAMES
ESTATE AND LETTING AGENTS

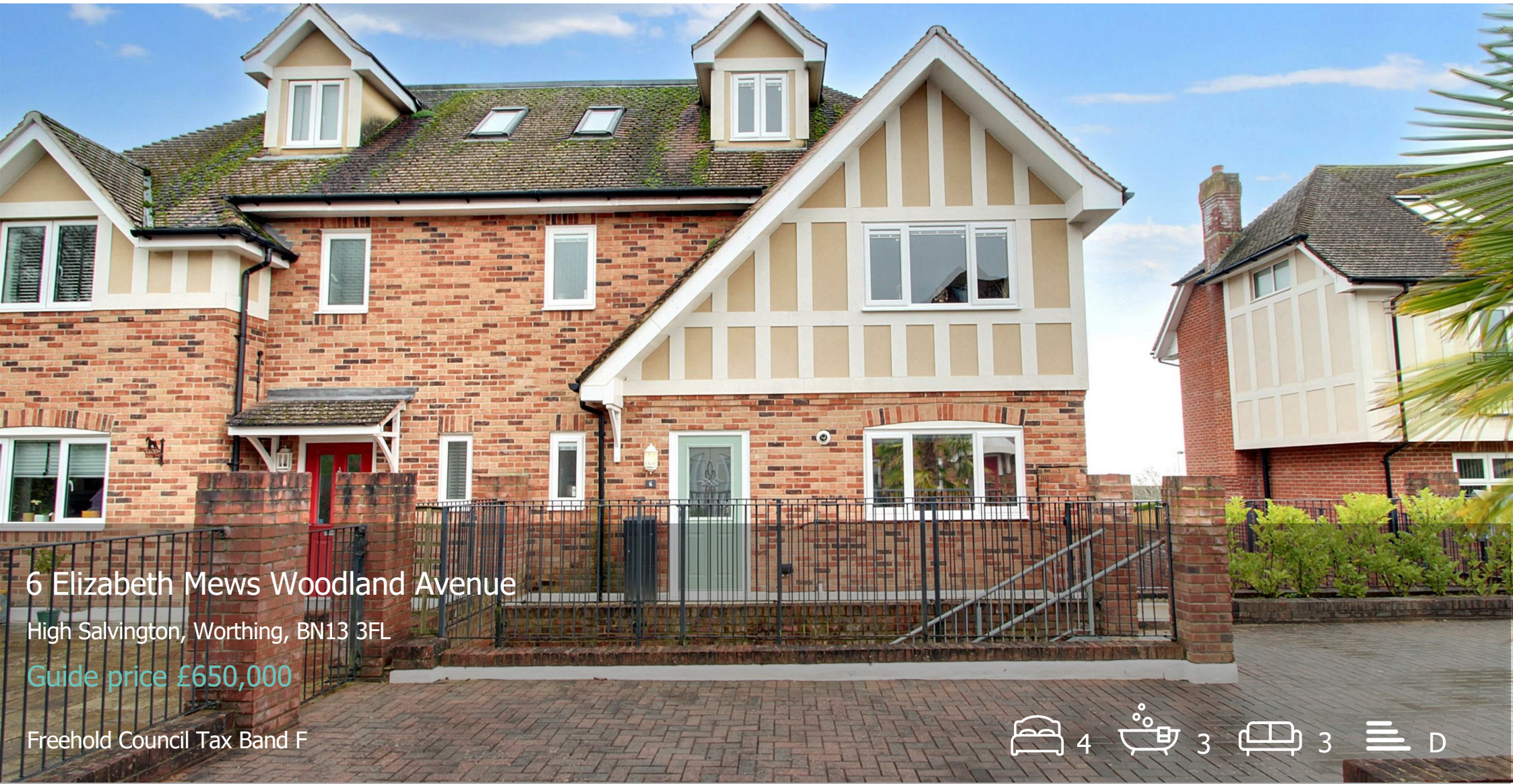
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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



6 Elizabeth Mews Woodland Avenue

High Salvington, Worthing, BN13 3FL

Guide price £650,000

Freehold Council Tax Band F



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James & James Estate Agents are delighted to bring to the market this exceptional and unique versatile family home. Approached via a gated entrance, vehicles are invited to park in one of two spaces that are allocated to the property.

Street level entrance comprises composite front door into spacious entrance hall with ground floor cloakroom, cloaks cupboard, door to luxury fitted kitchen/breakfast room with twin undermount sink unit into Silestone work surface with a range of integrated AEG appliances including double oven, hob, microwave, dishwasher, fridge and freezer. Quooker Tap.

There is a large opening onto the bay fronted lounge/diner with focal log burning stove and French doors opening on to the landscaped South facing rear garden.

There are stairs that lead down to the large studio room, utility room, additional reception and a door onto the parking spaces.

To the first floor is bedroom one with a feature South facing balcony with far reaching views, a luxury en-suite shower room and range of fitted wardrobes. Bedroom two boasts a Juliette balcony and the third bedroom has floor to ceiling fitted wardrobes. There is a further set of stairs to the principle bedroom with the top of the house being double aspect with a walk in wardrobe and a luxury en-suite shower.

Externally there is underground parking for two vehicles, and the South facing landscaped rear garden is a particular feature of the property being predominantly laid to Indian sandstone with a profusion of tree and shrub lined borders with a gate giving direct access to the road.

Development maintenance fee - circa £1500pa

Double glazed front door

Spacious entrance hall
15'7 x 8'6 (4.75m x 2.59m)

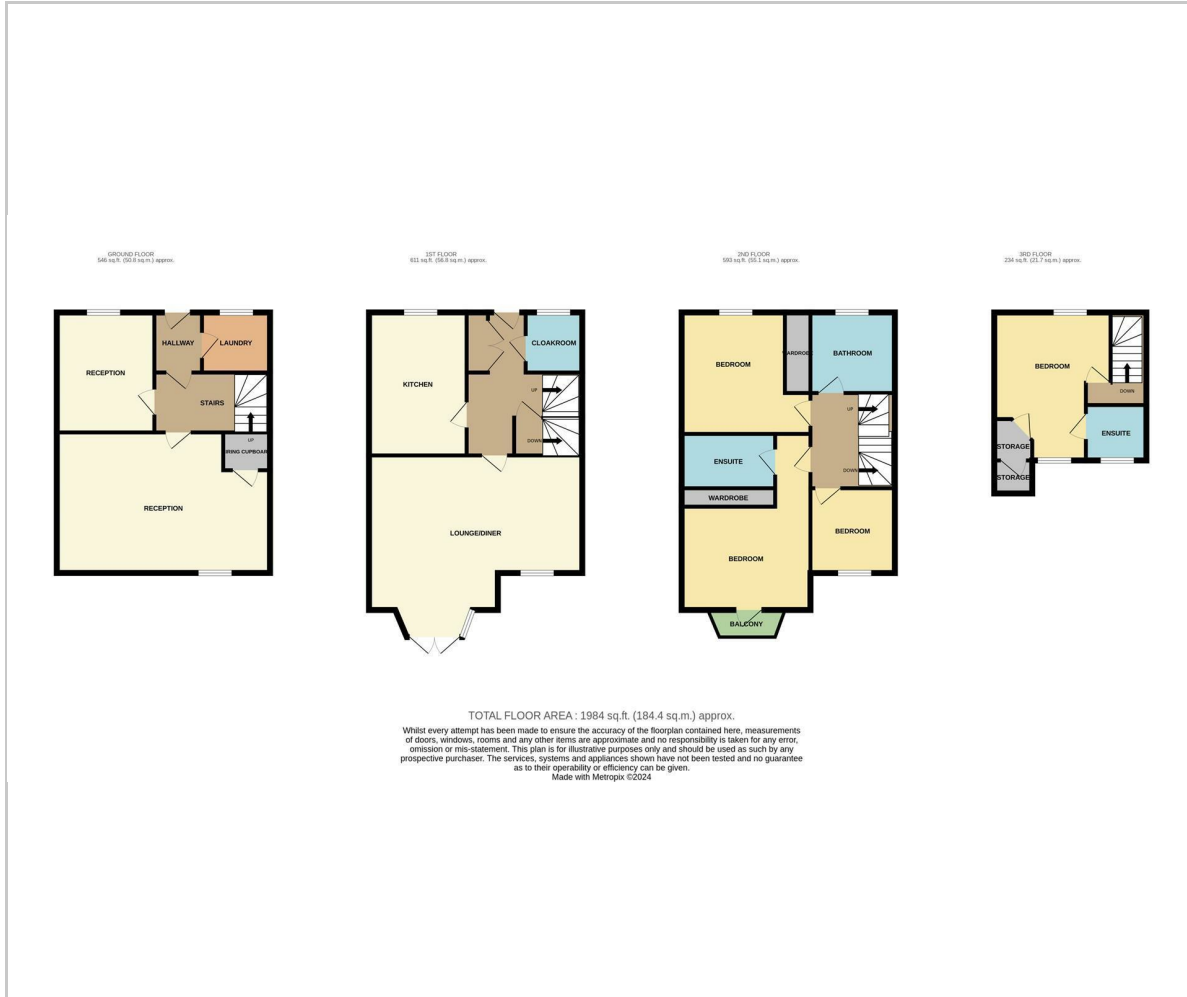
Ground floor W.C.
5'5 x 3'2 (1.65m x 0.97m)





- Large storage cupboard
- Bay fronted lounge/diner
22'0 x 17'3 narrowing to 10'3 (6.71m x 5.26m narrowing to 3.12m)
- Luxury fitted kitchen/breakfast room
15'8 x 9'11 (4.78m x 3.02m)
- Stairs down to lower ground floor
- Composite front door into secondary entrance hall
6'8 x 4'2 (2.03m x 1.27m)
- Utility room
7'0 x 4'10 (2.13m x 1.47m)
- Bedroom with opaque glass window
12'6 x 8'11 (3.81m x 2.72m)
- Large air conditioned studio room
20'8 x 12'2 (6.30m x 3.71m)
- Stairs to first floor landing
- Master bedroom with South facing balcony
20'1 x 12'5 (6.12m x 3.78m)
- Luxury en-suite shower
7'4 x 4'6 (2.24m x 1.37m)
- Bedroom two
10'2 x 9'9 (3.10m x 2.97m)
- Bedroom three
13'2 x 9'8 (4.01m x 2.95m)
- Luxury family bathroom
7'10 x 5'5 (2.39m x 1.65m)
- Stairs to third floor landing
- Principle bedroom
17'5 x 12'8 (5.31m x 3.86m)
- En-suite shower room
5'3 x 6'9 (1.60m x 2.06m)
- Gated vehicular entrance to underground parking
- Two parking spaces
- Feature South facing landscaped garden
- Communal Storage Room

Floor Plan



Viewing

Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

