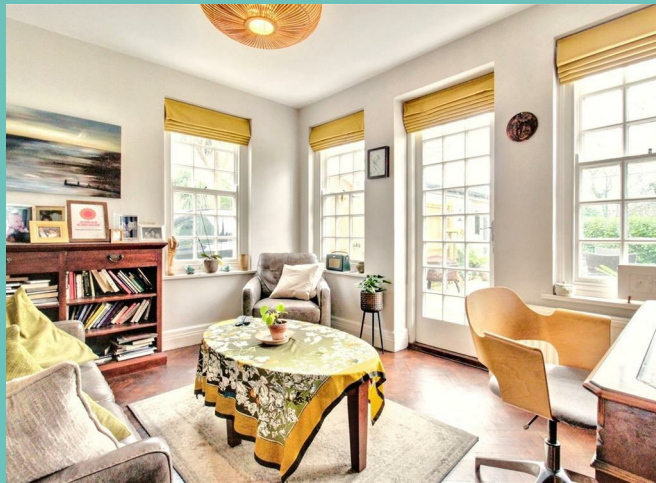




29 Madeira Avenue, Town Centre, Worthing, BN11 2AX

Guide price £900,000



29 Madeira Avenue

Town Centre, Worthing, BN11 2AX

- Substantial detached home
- Additional reception room
- West facing rear garden
- Off road parking
- Call now to view
- Double aspect lounge
- Stunning open plan kitchen/diner
- Garage
- Four double bedrooms

Guide Price £900,000 - £925,000

A simply stunning detached villa located in the heart of Worthing offered for sale in excellent decorative order throughout.

In brief, the accommodation comprises a beautiful ornate path leading to front door and into spacious entrance hall, double aspect lounge with log burning stove and herringbone flooring. There is a pleasing sitting room with pleasing outlook over the rear garden, and a ground floor cloakroom.

The open plan kitchen/diner is a particular feature of this property with bi-fold doors opening onto the garden with a central island and sash windows with shutters which adds to the enhancement of this beautiful room.

To the first floor there is a spacious landing with doors to the four double bedrooms. We have been advised by the vendor that the master bedroom has plumbing ready to take an en-suite shower room should someone wish to add. There is also a modern fitted family bath & shower room.

Externally the West facing rear garden is a particular feature of the property being laid predominantly to lawn with composite decking, Indian sandstone patio and being part walled. There is ample off-road parking which in turn leads to a good size garage, and there is also a covered area to the side.

Other benefits include gas central heating and sash windows. In our opinion internal viewing is considered essential to appreciate the character of this beautiful family home.

Situated in Madeira Avenue, the property is just a stone's throw from the beach, Palm Court Pavilion, and the bowls green is nearby, and of course Worthing town centre is just a pleasant stroll away. Buses serve the area and the nearest mainline railway station is Worthing giving great links to most major towns and cities.



Entrance hall

Feature double aspect lounge 17'7 x 12'6 (5.36m x 3.81m)

Sitting room 11'3 x 12'6 (3.43m x 3.81m)

Ground floor cloakroom 7'2 x 3'2 (2.18m x 0.97m)

Luxury open plan kitchen/diner
28'11 x 12'6 opening to 15'9 (8.81m x 3.81m opening to 4.80m)

Return staircase to first floor landing

Double aspect bedroom one 17'9 x 12'8 (5.41m x 3.86m)

Note: plumbing in place to create an en-suite

Bedroom two 15'10 x 12'7 (4.83m x 3.84m)

Bedroom three 13'3 x 12'10 (4.04m x 3.91m)

Bedroom four 10'4 x 12'9 (3.15m x 3.89m)

Family bath & shower room 10'11 x 6'1 (3.33m x 1.85m)

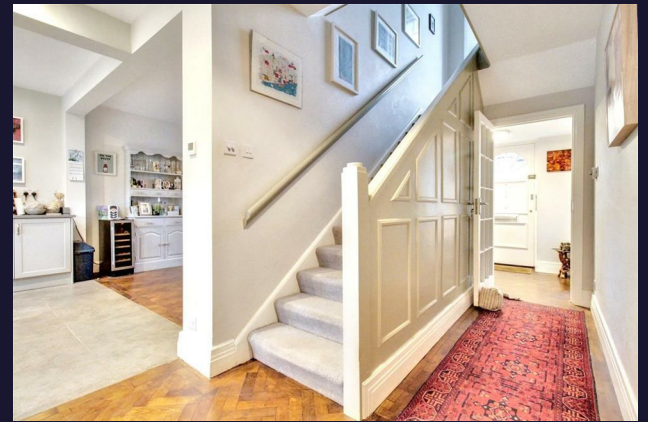
Landscaped West facing garden

Off road parking

Garage 20'3 x 8'3 (6.17m x 2.51m)

Covered side area 16'8 x 4'0 (5.08m x 1.22m)





Floor Plans

Location Map



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	