

93 Wiston Avenue

, Worthing, BN14 7PS

Guide price £500,000

Freehold Council Tax Band D

Guide Price £500,000 - £525,000.

A superb family home, thoughtfully extended over three floors and presented in excellent condition, featuring a south-facing garden and a garage.

The accommodation comprises a welcoming entrance vestibule leading into a spacious hallway. The contemporary lounge flows seamlessly through an archway into the modern kitchen-diner, fitted with high-gloss units and French doors opening onto the south-facing garden.

On the first floor, there are three well-proportioned bedrooms and a stylish family shower room.

The second floor boasts a stunning main bedroom with a dedicated wardrobe recess and a luxurious en-suite shower room.

Outside, the front garden provides off-road parking, leading to a garage with a remote-controlled door. The rear section of the garage has been cleverly converted into a versatile office space with a personal door to the garden.

The rear garden is a standout feature, designed for low maintenance with an artificial lawn and an Indian sandstone patio—perfect for entertaining.

Wiston Avenue is ideally located close to sought-after schools, local shopping parades, and just 0.6 miles from West Worthing train station.

Viewing is highly recommended to appreciate the space and generous plot this fantastic family home offers.

Entrance Vestibule





Entrance Hall
13'2 x 6'2 (4.01m x 1.88m)

Lounge
15'1 x 12'8 (4.60m x 3.86m)

Modern Fitted Kitchen Diner
19' x 11'1 (5.79m x 3.38m)

Stairs to first floor landing

Bedroom Two
15'1 x 10 (4.60m x 3.05m)

Bedroom Three
15'2 x 8'6 narrowing to 5'1
(4.62m x 2.59m narrowing to 1.55m)

Bedroom Four
8'7 x 9'11 (2.62m x 3.02m)

Luxury modern fitted shower room
8'8 x 5'11 (2.64m x 1.80m)

Stair to second floor

Airing Cupboard

Bedroom One
12'3 x 20'3 (3.73m x 6.17m)

Luxury en suite shower room
8'1 x 5'7 (2.46m x 1.70m)

Off road parking

Feature South Facing Garden

Garage / divided for office area



Floor Plan



Viewing

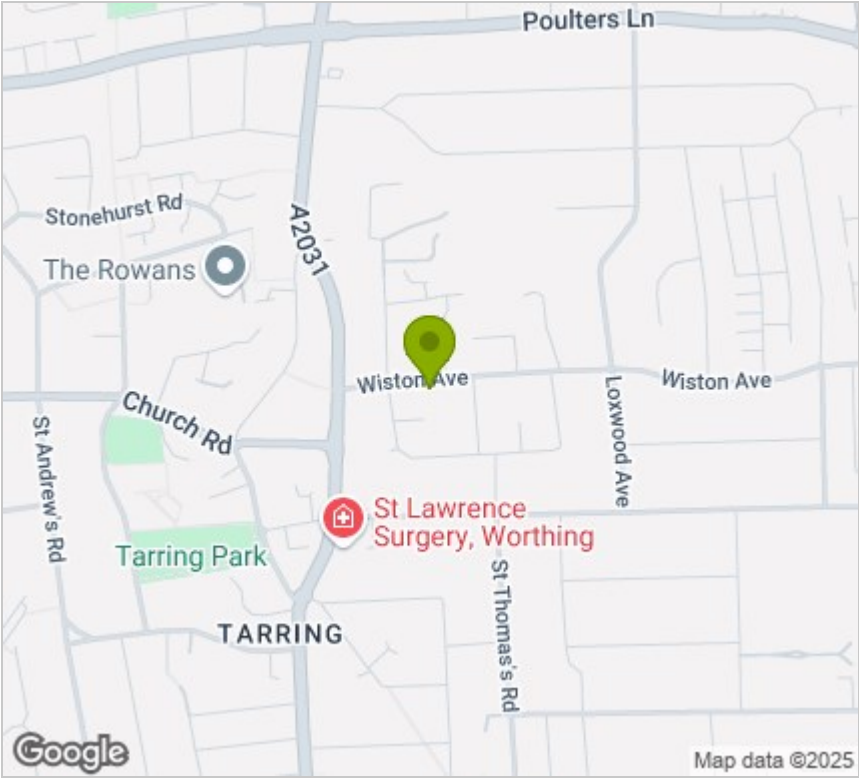
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Area Map



Energy Efficiency Graph

