



**hamlyn
smith.**


Leighton Avenue, Worthing, BN14 8QP

£525,000

hamlyn smith.

 3 Bedrooms

 2 Receptions

 1 Bathroom

An extremely spacious and light, three-bedroom home, in the Broadwater district of Worthing, with a fantastic south-facing garden and scope to extend significantly, subject to the necessary consents. Driveway and garage.

- Three bedroom family home
- Corner plot
- South facing garden
- Driveway and garage
- No onward chain
- Scope to extend STP





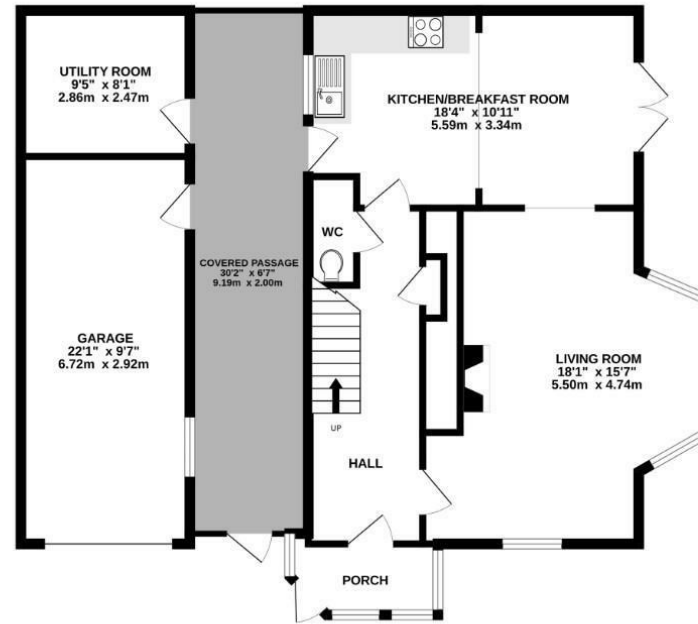
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Hamlyn Smith are delighted to present this spacious three-bedroom house on Leighton Avenue, which has been recently and has further scope to extend on the ground floor. Standing on a corner plot, with a driveway that can easily accommodate 2/3 vehicles, you will already get a sense of the size and potential of the house as you approach. A garage and utility room on the north side of the house are currently separated from the main building by a covered walkway. The owners have had drawings prepared of a planned extension into this area.

The entrance to the house is via a porch, from where the front door opens to the main hallway. Freshly decorated and with a brand new carpet, this wide hallway, which has a window to one side, is full of light and has glimpses through to the living room on the right hand side, and to the kitchen breakfast room at the end of the hall. There is also a useful downstairs WC off the hall. The living room has a wide bay window which overlooks the south-facing garden. This really is a bright and welcoming room, over five metres long, and dual-aspect, with a further window to the front of the house. An opening from the living room, leads through to the kitchen breakfast room. Another fantastic size room, also over five metres, the kitchen is arranged at one end and the breakfast room has double doors onto the garden. There are two new AEG ovens, including a grill, and an integrated dishwasher. The fridge freezer, washing machine and dryer are currently housed in the utility room. Outside in the garden, there is a large lawn, a young oak tree and a rowan tree.

Upstairs are three bedrooms and a brand new bathroom. The bathroom has been extended into the roof space to create a vaulted ceiling with exposed beams. The main bedroom also has a beautiful vaulted ceiling, and is dual-aspect, with windows to the south and east. These features combine to make it a luxurious space, with the additional benefit of a large walk-in wardrobe. The whole house is double-glazed and has been replastered and decorated.

A five minute walk from the house there is a retail park with a Sainsburys, Boots, B&Q, Wren Kitchens and a gym. The popular Bramber Primary School is a ten minute walk and there are local shops on Broadwater Street West. Worthing town centre has a wide range of shops, restaurants, pubs and cafés, a choice of theatres and cinemas. Worthing Station is 1.6 miles away, buses into town run from around the corner on Sompting Road, and there is easy access to the A27 and A24.



GROUND FLOOR
880 sq.ft. (81.8 sq.m.) approx.



1ST FLOOR
540 sq.ft. (50.2 sq.m.) approx.

TOTAL FLOOR AREA : 1420 sq.ft. (131.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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