



t: 01903 958770  
e: [info@jamesandjamesea.co.uk](mailto:info@jamesandjamesea.co.uk)

119 George V Avenue | Worthing | West Sussex | BN11 5SA  
50B Ferring Street | Ferring | West Sussex | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



2 Cissbury Avenue  
, Worthing, BN14 0DN

Guide price £700,000

Freehold Council Tax Band F



An excellent opportunity to purchase this attractive 1930s mock-Tudor detached residence, offering four bedrooms and generous extended ground-floor accommodation. The property features two spacious reception rooms, an impressive open-plan kitchen/dining room, ample off-road parking, a garage, and a sizeable South-facing rear garden.

A sheltered entrance with a contemporary front door opens into a welcoming and generous entrance hall, complete with fitted storage and stairs rising to the first floor. The bright dual-aspect lounge, enjoying both southerly and westerly light, overlooks the rear garden and provides access to the patio via double doors. An internal door connects the lounge to the kitchen, while further double doors lead to the second reception/living room, which benefits from a square bay window and a period-style fireplace.

A standout feature of the home is the beautifully refitted open-plan kitchen/dining room, boasting a square bay window to the front, ample space for dining, Brazilian granite worktops, a comprehensive range of modern wall and base units, and fitted Neff appliances including oven and hob. A refitted ground-floor shower room/WC adds further convenience.

The first-floor landing provides access to the loft space and leads to four double bedrooms, along with a modern family bathroom fitted with a white suite and shower over the bath.

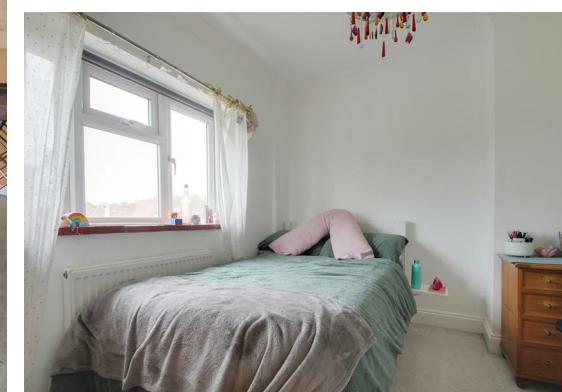
Outside, the generous front driveway offers parking for several vehicles and leads to the attached garage, which includes a utility area and an internal door to the lounge. Planning permission has been granted for an extension over the garage for a bedroom and an en-suite.

Side access opens to the impressive south-facing rear garden, featuring an extensive lawn and a paved patio.

## ENTRANCE

### Entrance Hall





Reception Room  
19'2 x 10'11 (5.84m x 3.33m)

Kitchen Diner

Lounge  
19'8 x 18'10 (5.99m x 5.74m)

Ground Floor Shower Room

FIRST FLOOR LANDING

Bedroom One  
11'0 x 10'8 (3.35m x 3.25m)

Bedroom Two  
10'11 x 10'5 (3.33m x 3.18m)

Bedroom Three  
10'11 x 8'11 (3.33m x 2.72m)

Bedroom Four  
8'8 x 7'11 (2.64m x 2.41m)

Bathroom

OUTSIDE

Rear Garden

Off Road Parking

Garage



## Floor Plan



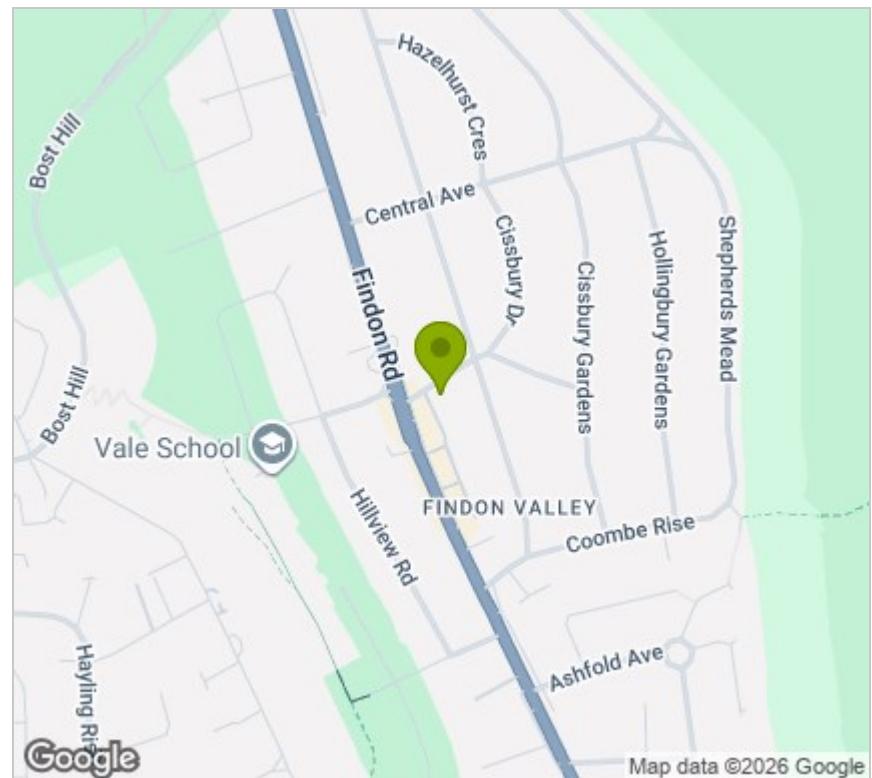
## Viewing

Please contact our Broadwater Office on 01903 958282  
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

## Area Map



## Energy Efficiency Graph

