



First Avenue | Charmandean | Worthing | BN14 9NP  
Guide Price **£1,300,000**

**JS**  
*Signature*  
jacobs steel





Nestled on one of First Avenue's largest plots, this rarely available five bedroom, five reception roomed detached property offers an exceptional blend of luxury, space and comfort. Occupying 0.4 acres and boasting a stunning west facing rear garden with swimming pool and impressive outbuilding. Other features include a beautiful orangery, roof terrace, off road parking and garage. This home is perfect for families seeking ample living space and outdoor enjoyment.

A home of style & sophistication











Property details: First Avenue | Worthing | BN14 9NP



## Key Features

- Stunning Detached House
- Situated On a 0.4 Acre Plot
- Five Bedrooms & Two Bathrooms
- Beautiful West Facing Orangery
- Five Reception Rooms
- Two Ground Floor WC's
- Large West Facing Garden With Swimming Pool
- Large Outbuilding (Potential Annexe STNP)
- Garage & Off Road Parking
- Idyllic Location With Easy Access To South Downs



**5 Bedrooms**



**2 Bathrooms**



**3 Reception Rooms**



... Wisteria Covered Walkways ...

### INTERNAL

Upon entering this expansive and thoughtfully extended home, you are immediately struck by the elegance of the oak staircase and the charm of the original parquet flooring. This home has undergone both an extension and a loft conversion, maximizing its living space while preserving its character. The ground floor features multiple reception areas designed for comfort and style. The well appointed living room, with its open fireplace, flows seamlessly into a beautiful orangery. This light filled space, with its vaulted ceiling, offers wonderful views of the rear garden, creating a perfect setting for relaxation.

At the front of the house, the original wood paneled dining room exudes timeless elegance. The immaculate kitchen/breakfast room is a true centerpiece, boasting breathtaking views of the rear garden. Natural light floods through the roof lantern, enhancing the bright and airy atmosphere. The 'Wren' kitchen, installed just a few years ago, features a contemporary finish with glass splash backs, an integrated full length fridge and freezer, a dishwasher, and space for a Range-style cooker. This space is ideal for social and family meals, with ample room for a large table and chairs. Adjacent to the kitchen, the utility room provides additional storage and space for appliances, alongside a convenient cloakroom.

The study offers a versatile space that can serve as a snug or playroom, catering to the needs of a busy family. Accommodation is plentiful, with five generously sized bedrooms situated on two floors, providing ample space for family and guests. The first and second floors each have their own bathroom and shower room, ensuring comfort and convenience for all. From the first-floor landing, a notable feature of this property is the beautiful roof terrace. This serene spot offers panoramic views over the secluded and expansive garden, making it an ideal place to unwind and enjoy the natural surroundings.

### EXTERNAL

The charm of this stunning home begins as you approach the front garden, where a jasmine arch greets you with its delightful fragrance. An abundance of flowers creates a sensory haven, while practicality is well catered for with off-road parking and a garage.

The rear garden is a true oasis, facing west and beautifully landscaped. Mature shrubs, vibrant flowers, and wisteria-covered walkways create a picturesque setting. The highlight of this garden is the swimming pool, perfect for refreshing summer dips. Additionally, an impressive 39ft outbuilding offers versatile space that can be used as a home office, gym, or studio, also four sheds are tucked away at the rear of the garden.

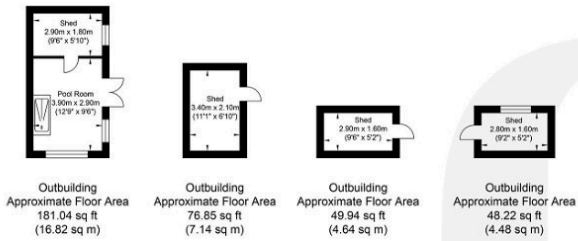
The garden's orientation ensures plenty of afternoon and evening sunshine, making it an ideal space for outdoor activities and gatherings. Whether you're hosting a garden party or simply enjoying a quiet moment in nature, this garden provides a serene and beautiful backdrop.

### LOCATION

This unique detached home is perfectly positioned in one of the most prestigious roads Worthing has to offer. This home backs onto Hill Barn Golf Course and has lovely walkways up to Cissbury Ring. First Avenue also has the added benefit of green space at Charmandean Recreation Ground and is a short walk away from the South Downs National Park and local golf course. Local amenities can be found close by at Broadwater Village and Downlands Parade, located approximately 0.3 miles away. The property provides easy access to the A27 and A24 and is well positioned for local schools/colleges. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 3 miles away.



# First Avenue



Approximate Gross Internal Area = 374.93 sq m / 4035.71 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area (as quoted by EPC): 2982 SqFt

Tenure: Freehold

Council tax band: F

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floor plans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.