



Pines Avenue | Worthing | BN14 9JQ
Offers Over **£550,000**





Spacious family home in sought-after Charmandean. Features bay-fronted lounge, open-plan kitchen/diner with French doors to garden, three double bedrooms plus study area, the top-floor master with en-suite and Juliette balcony. Block-paved driveway, garage, and good-sized rear garden. Close to Lyons Farm, Broadwater, and Worthing town centre.



Key Features

- Semi Detached House
- Three Double Bedrooms
- Open Plan Kitchen/Diner
- Separate Lounge
- 20ft Master Bedroom with En-Suite
- Beautifully Presented
- Study Area
- Good Sized Rear Garden
- Off Road Parking
- Garage



3 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

Step into a spacious and welcoming entrance hall with handy under-stairs storage, setting the tone for this beautifully arranged family home. At the front, the bright and airy lounge features a charming bay window, perfect for relaxing or entertaining. To the rear, a generous open-plan kitchen/diner forms the heart of the home, complete with French doors leading directly out to the rear garden. The stylish, modern kitchen offers a range of sleek wall and base units with worktops over, integrated oven, hob, and extractor fan. There's also space for a freestanding fridge/freezer and integrated appliances including a dishwasher and washing machine. The dining area comfortably accommodates a family table and chairs—ideal for everyday living and hosting guests.

Upstairs, the first-floor landing offers a built-in study area—perfect for working from home. Two well-proportioned double bedrooms and a family bathroom, featuring a panelled bath, WC, and wash basin, complete this level. The impressive top-floor master suite boasts dual-aspect windows, including a Juliette balcony with tranquil views over the garden. This spacious room also benefits from a contemporary en-suite shower room with a walk-in shower, WC, and wash hand basin.

EXTERNAL

To the front, a block-paved driveway provides off-road parking for several vehicles. Double gates open to additional parking and lead to a detached garage and side access.

The rear garden is a great size—mainly laid to lawn and fully enclosed with fencing for privacy—along with a patio area ideal for outdoor dining and entertaining.

SITUATED

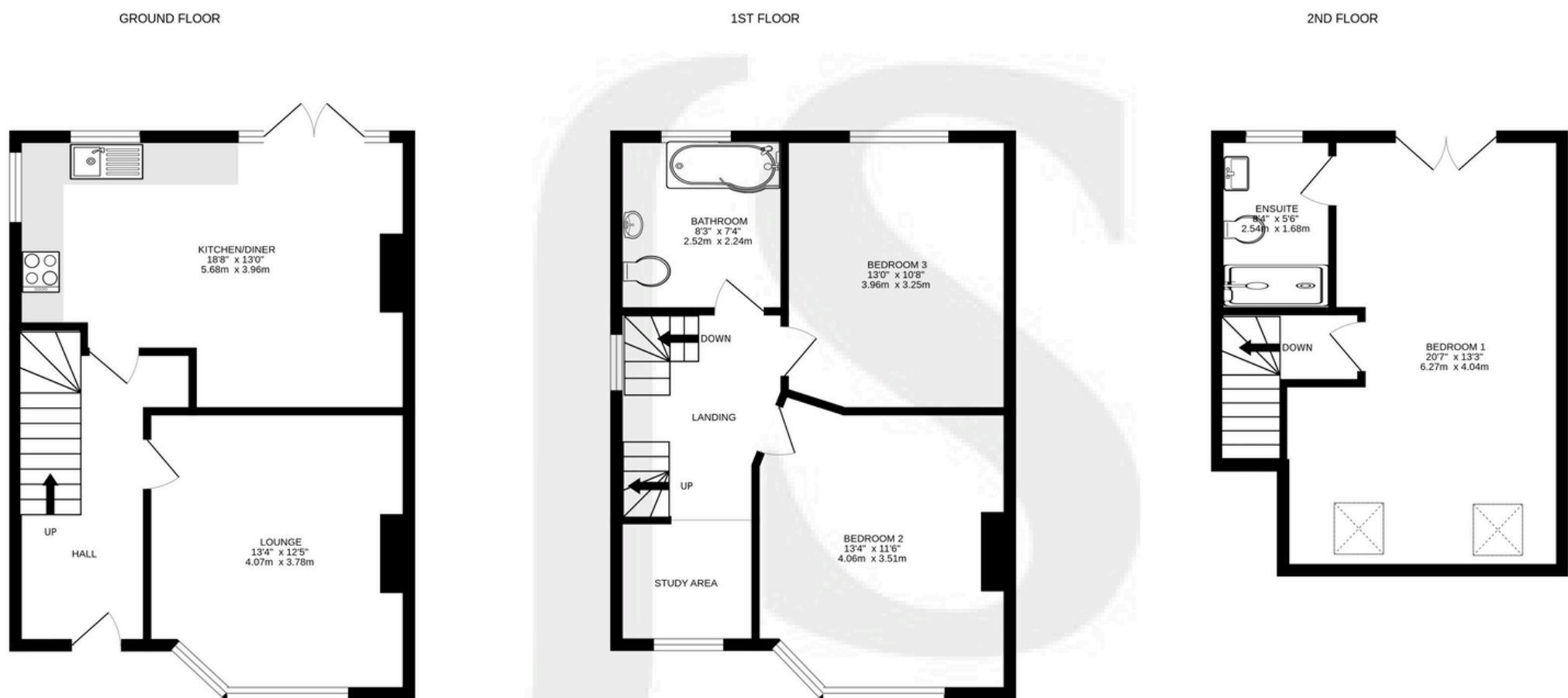
Located in the highly desirable Charmandean area, this home enjoys easy access to Lyons Farm Retail Park and a range of local amenities.

Broadwater Village is less than a mile away, while Worthing town centre—with its vibrant selection of shops, restaurants, pubs, cinemas, and leisure facilities—is around 2 miles from the property.

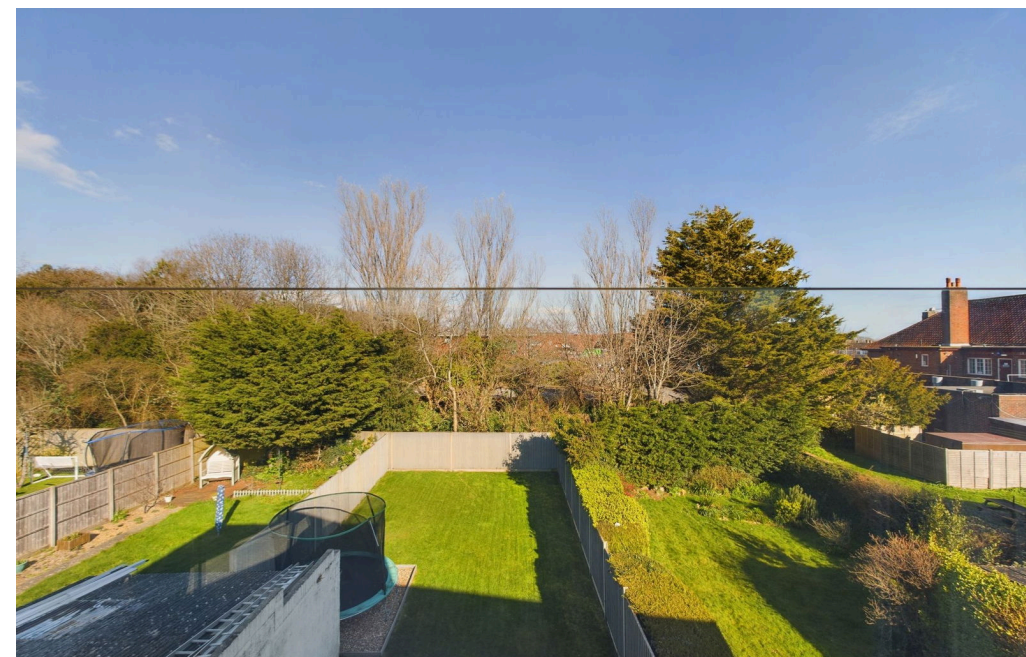
Worthing railway station is approximately 1.6 miles away, and regular bus services are within easy reach.



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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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Property Details:

Floor area as quoted by EPC: 947 SqFt

Tenure: Freehold

Council tax band: D

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