



Offers In Excess Of  
£1,200,000  
Freehold

## Grand Avenue, Worthing

- Detached Family Home With Huge Potential
- Four Double Bedrooms
- Multi Car Driveway
- Council Tax Band - F
- EPC Rating - D
- West Facing Garden In Excess Of 120 ft
- One Bedroom Annex
- Paying £1,000 PCM
- En-suite/ Bathrooms

We are pleased to present this rare opportunity to acquire this stunning 1930's detached family home which is an ideal opportunity to personalise your dream home. Ideally situated in Worthing's premier road, yards from the beach, mainline station with local schools and town centre shops nearby. Versatile accommodation offers grand entrance hall, kitchen/ dining room, two further reception rooms, utility room and ground floor WC. Upstairs there are four double bedrooms, master with en-suite and modern family bathroom. Other benefits include a ground floor one bedroom annex, ample off road parking and stunning private west facing rear garden in excess of 120 ft.

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## Accommodation

Double glazed door into:

### Entrance Hallway

Recently re-plastered. Original quarry floor with doors leading to WC, reception hall, annex and utility room.

### Utility Room 15'09 x 10'33 (4.80m x 3.05m)

Original tiled floor. Double glazed window. Radiator. Storage cupboards, worktops and plumbing for white goods.

### Ground Floor WC

Low level flush WC. Corner basin and vanity unit. Original quarry floor.

### Reception Hallway

Real oak flooring. Radiator. Great staircase leading up. Under stairs storage. Opening to formal living room and opening to:

### Reception Room 16'3 x 11'6 (4.95m x 3.51m)

Radiator. Space for dresser. Table, chairs and grand piano. Radiator. Spotlights. Double glazed sliding doors onto the garden.

### Living Room 18'5 x 16'8 (5.61m x 5.08m)

Double glazed bay window to front. Feature windows to side aspect. Radiator. Open original fireplace and surround. Television point. Telephone point. Picture rail. Real oak flooring.

### Kitchen and Diner 36'4 x 11'1 (11.07m x 3.38m)

A wonderful triple aspect room providing the social hub of the home featuring: a Double glazed bay window. Radiator. Real oak flooring. Open original fireplace with surround and hearth. Original quarry flooring. Dual aspect double glazed windows. Double glazed French doors to rear garden. Spotlights. Mosaic style splash back. Extended quartz worktops with breakfast bar. Integrated cloakroom basin. Multiple soft closing grey wall, base and draw units. Integrated split level oven. Integrated One and a half basin and drainer with multi function tap. Integrated fridge/freezer and dish washer. Professional Smegg double oven with seven ring gas hob with professional overhead Smegg extractor.

### Half Landing

Feature bay with stairs leading up.

### First Floor Landing

Carpeted. Double glazed window. Loft access with ladder.

### Bedroom One 16'9 x 14'0 (5.11m x 4.27m)

Triple aspect double glazed windows to front and side. Radiator. Television point. Space for wardrobes. Picture rail. Newly carpeted. Door to

### En-Suite 11'0 x 10'9 (3.35m x 3.28m)

Original quarry floor shower tiles. Double glazed windows to front and rear aspect with inbuilt blinds. Radiator. Wall mounted heated towel rail. Tiled splashback. Vanity unit with integrated WC and basin. Double ended bath. Walk in shower with wall mounted rainfall shower and attachment. Extractor.

### Bedroom two 14'2 x 16'5 (4.32m x 5.00m)

Double glazed feature bay window to front with in-built blinds. Feature double glazed window to side with in-built blinds. Radiator. Oak flooring throughout. Space for wardrobes. Television point. Telephone point. Newly carpeted.

### Bedroom three 14'5 x 11'7 (4.39m x 3.53m)

Double glazed bay window to rear enjoying pleasant views over the garden. Radiator. Oak flooring throughout. Space for wardrobes. Newly carpeted.

### Bedroom Four 11'26 x 6'18 (3.35m x 1.83m)

Double glazed window to rear enjoying views over the garden. Radiator. Space for wardrobes. Newly carpeted.

### Bathroom 8'80 x 10'55 (2.44m x 3.05m)

Double glazed frosted window to side aspect. Victorian style floating bath with contemporary chrome mixer tap and shower attachment. Low level flush WC. His and hers wash hand basin with matching chrome mixer tap and fitted vanity units above. Walk in shower arm with glass panelled wall and mains shower with floating head. Tiled floor and fully tiled walls. Spotlights.

### Annex

Enjoying its own entrance, you walk through into

### Kitchen/ Breakfast Room 14'8 x 8'9 (4.47m x 2.67m)

One and a half bowl sink unit. Matching range of wall and base units with space for appliances. This opens into

### Living Room 11'2 x 8'9 (3.40m x 2.67m)

Radiator. Window to side aspect and double glazed doors opening onto rear patio.

### Bedroom Five 12'5 x 8'10 (3.78m x 2.69m)

Double glazed french door. Radiator. Built in wardrobes with hanging space and shelving. Coved ceiling. Door into

### Shower Room

Low level flush WC. Pedestal wash hand basin. Walk in shower enclosure. Fully tiled walls.

### Rear Garden

A particular feature of the home, west facing, completely enclosed and stretching in excess of 100ft. The garden is mainly laid to lawn with attractive borders, a block paved patio comes off the back of the house creating the ideal BBQ entertaining space, gates to the side providing side access.

### Front Garden

Block paved creating off road parking for several vehicles with attractive borders.

### Driveway

Providing off road parking and leading to garage.







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# Floorplan



Total area: approx. 270.3 sq. metres (2909.0 sq. feet)

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>			
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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