



Offers In Excess Of
£1,000,000
Freehold

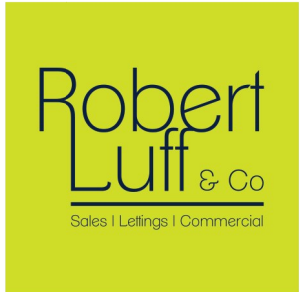
First Avenue, Worthing

- Newly Built Detached Family Home
- Stunning Kitchen/Family Room
- Large Westerly Facing Rear Garden
- EPC Rating - B
- Council Tax Band - F
- Four Double Bedrooms
- Two Luxury En-Suites
- Integral Garage & Multi-Car Driveway
- Underfloor Heating
- CHAIN FREE

****OFFERS IN EXCESS OF £1,000,000****

We are delighted to offer this beautifully presented, newly built, four-bedroom detached family home situated in this sought-after First Avenue location. In close proximity there are parks, schools, shops and easy access to both the A27 and A24. The property is situated on an excellent-sized plot with a large Westerly facing rear garden. Internally, the property offers ideal family living accommodation with a spacious kitchen/ diner and a living room, both of which offer large bi-folding doors to the Westerly facing rear garden; four large bedrooms with two luxury en-suite shower rooms; and a family bathroom. Other benefits include a downstairs WC, utility room, wireless network throughout, hot water and heating via a 3 phase Daikin air source heat pump; garage, a multi-car driveway and 10 year new home warranty.

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Accommodation

Panel glazed door into:

Entrance Hallway

Engineered oak flooring throughout. Double glazed frosted window to front aspect. Stunning oak staircase with glass balustrade. Under stairs built in storage cupboard with pull out shelving. Wall mounted alarm system. Wall mounted thermostat for underfloor heating. Feature vaulted ceiling.

Ground Floor Separate WC

Beautifully finished tiled floor and walls. Wall mounted low level flush WC with concealed flush unit. Wall mounted 'Villeroy and Boch' basin with chrome designer mixer tap inset to vanity unit below. Underfloor heating. Extractor fan.

Office/ Study Room 12'1" x 10'7" (3.690 x 3.230)

Double glazed bay window to front. Oak flooring throughout. Space for desk/ work area with power, BT and Ethernet point. Underfloor heating with wall mounted thermostat.

Living Room 26'0" x 13'5" (7.930 x 4.090)

Two double glazed full length frosted tilt windows to side aspect. Oak flooring throughout. Ethernet point. Wall mounted underfloor heating thermostat. Spotlights on a dimmer switch. Full width bi-folding doors over looking and opening out onto the garden. Part glazed door leads through into:

Kitchen/ Diner 18'11" x 17'9" (5.785 x 5.430)

Double glazed window over looking the rear garden. Further double glazed full-length frosted tilt window to side aspect. 'Blanco' sink unit inset to a beautiful quartz stone work surface with 'Quooker' chrome mixer boiling hot tap. Range of wall and base units with pull out carousel and larder style cupboards. Wall mounted Siemens combination microwave/ oven and second oven below. Built in 'falmec' induction hob with built in extraction. Integrated fridge/ freezer and dishwasher. Extended quartz work surface creating a breakfast bar with space for stools and built in pop-up power/ USB ports. Heated tiled floor. Feature glass splashback finished with under-lighting. Opening up into dining area with oak flooring throughout. Wall mounted underfloor heating thermostat. Spotlights. Full width bi-folding double glazed doors to garden.

Utility Room

Double glazed frosted window to side aspect. Tiled floor. Single 'Blanco' stainless steel sink unit inset to roll top work surface with matching range of high gloss wall and base units. Fitted 'Siemens' washing machine and tumble dryer. Door leading to side access and to garage.

Galleried Landing

Feature glass balustrades over looking the entrance hallway with decorative lighting and oak flooring throughout.

Bedroom One 18'0" x 11'11" (5.500 x 3.640)

Double glazed window to front aspect. Range of fitted wardrobes with hanging space and shelves. Fitted double chest drawers with wall mounted TV port above. Wall mounted underfloor heating thermostat. Spotlights. Door into:

En-Suite

Double glazed frosted window to side aspect. Vaulted ceiling with sky velux and electric remote. Fully tiled floor with under floor heating. Walk in glass shower enclosure with mains mixer and floating head. Wall mounted low level flush WC with concealed flush unit. Wash hand basin with designer chrome mixer tap inset to vanity unit below. Wall mounted mirrored vanity unit with automatic lighting. Fitted cupboard with shelves. Chrome heated towel rail. Spotlights.

Bedroom Two 12'10" x 12'10" (3.920 x 3.920)

Double glazed window to rear over looking the garden. Range of fitted wardrobes with hanging space and shelves. Double fitted chest of draws with wall mounted TV point above. Wall mounted underfloor heating thermostat. Spotlights. Door into:

En-suite Two

Double glazed frosted window to rear aspect. Tiled floor with underfloor heating. Wall mounted low level flush WC with concealed flush unit. Walk in glass shower enclosed with mains shower, mixer and floating head. Wall mounted wash hand basin with designer chrome mixer tap inset to vanity unit below. Wall mounted mirrored vanity unit with automatic lighting. Wall mounted chrome heated towel rail. Part tiled walls. Spotlights.

Bedroom Three 12'4" x 12'2" (3.780 x 3.720)

Double glazed window to rear over looking the garden. Underfloor heating with wall mounted thermostat. Wall mounted TV point. Space for wardrobes. Spotlights.

Bedroom Four 12'0" x 11'4" (3.670 x 3.475)

Double glazed window to front. Underfloor heating. Space for wardrobes. Wall mounted TV point. Spotlights.

Family Bathroom

Frosted double glazed window to side aspect. Tiled floor with underfloor heating and wall mounted thermostat. Panel enclosed bath with chrome shower attachment and glass screen. Wall mounted low level flush WC with concealed flush unit. Wall mounted wash hand basin with chrome designer mixer tap inset to vanity unit below. Further glass fronted vanity cabinet above with automatic lighting. Wall mounted heated towel rail. Part tiled wall. Built in airing cupboard with shelving and heater. Spotlights.

West Rear Garden

Being west facing and enjoying the sun until it sets with a wrap around patio at the back of the house. Mainly laid to lawn with attractive and mature flower and shrub borders. Gates providing side access.

Driveway

Block paved driveway providing ample off-road parking and leading to:

Integral Garage

Electric up and over door. Wall mounted media cabinet with fuse board. Boiler and tank. Three phase car charger. Door leading into the main house via the utility room.

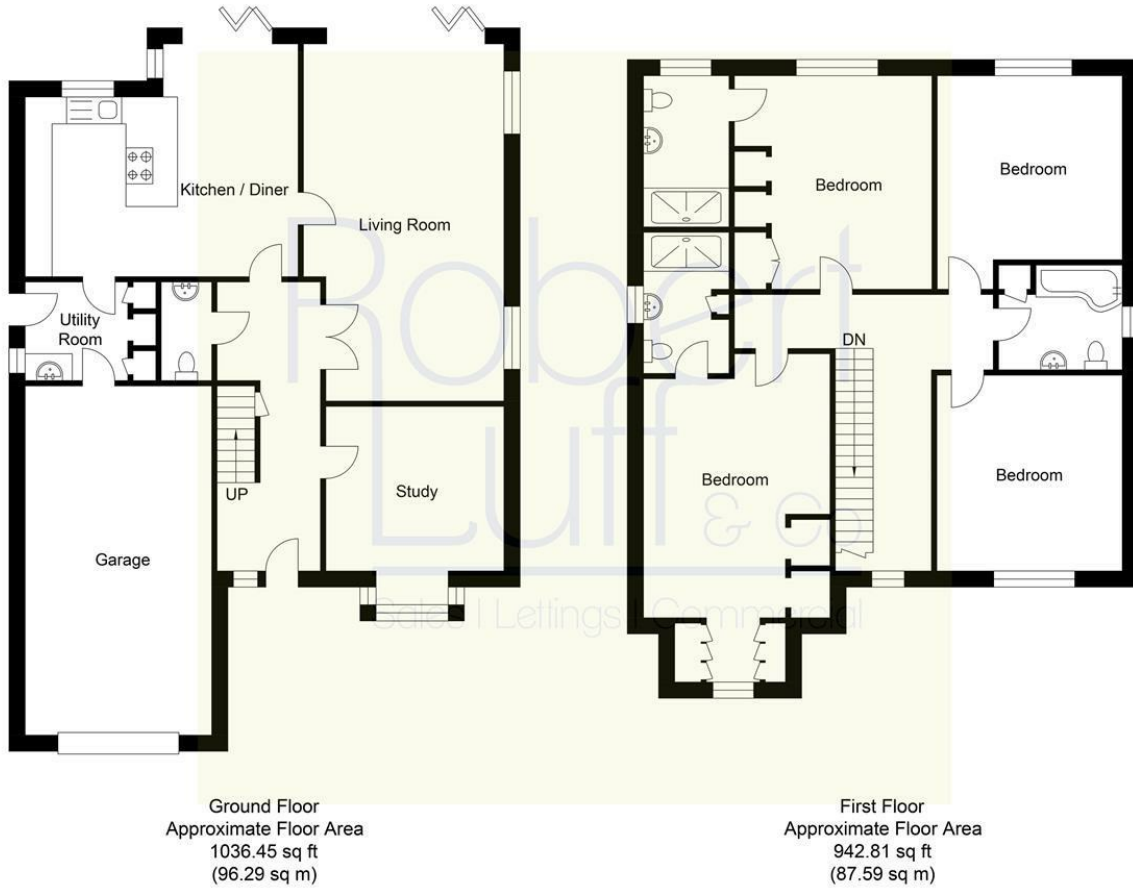


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First Avenue



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		88	89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.