



Offers In Excess Of  
£1,000,000  
Freehold

## Second Avenue, Worthing

- Detached Family Home
- Off-Road Parking
- Spacious Rear Garden
- Downstairs WC
- Large Conservatory
- Five Bedrooms
- Double Aspect Sitting Room
- Garage
- EPC Rating - D
- Council Tax Band - G

We are delighted to offer this beautifully presented five-bedroom detached family home situated in this sought-after Second Avenue location. In close proximity, there are parks, schools, shops, and easy access to both the A27 and A24. This ideal family home offers a spacious kitchen with tons of storage, a bay-fronted lounge and dining room with a southerly aspect, a snug/family room with a working feature fireplace, and a lobby room with extra seating for the whole family. Upstairs, over two floors, there are four double bedrooms, with the main room having an en-suite shower room, a family bathroom, and a loft room with plenty of storage and easily being a fifth bedroom. Other benefits include a downstairs WC, a utility room, tons of original features throughout, a large pitched roof conservatory, a garage, and a one-bedroom annex room. The property is situated on an excellent-sized plot with a large rear garden with direct access to the Charmandean Gardens and a well-maintained, spacious front garden with off-road parking and a covered carpool area.

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## Accommodation

Decorative leaded light stained glass front door to:

### Inner Hallway

Frosted stained glass window. Laid wood effect flooring to:

### Spacious Hallway 22'3" x 9'0" (6.79 x 2.75)

Laid wood flooring. Picture rail. Coving. Heating boiler controls. Under stairs storage cupboard housing alarm control panel, electric fuse board, and a consumer unit. Radiator. Picture rail.

### WC

Downstairs low level flush WC. Part tiled walls. Pedestal wash hand basin with mixer tap. Heated towel rail. Leaded light stained glass window. Laid wood flooring.

### Lounge 19'3" x 15'8" (5.89 x 4.78)

Decorative fire surround with tiled insert and hearth. Radiator. Original decorative coving. Picture rail. Double glazed window with westerly aspect. Further large double glazed bay window with leaded light windows with southerly aspect. Radiator.

### Dining Room 19'1" x 12'5" (5.84 x 3.81)

Double glazed leaded light bay window to front. Decorative fire surround with marble insert and hearth. Dado rail. Coving.

### Snug/ Family Room 17'5" x 10'9" (5.31 x 3.30)

Inglenook fireplace with brick hearth and fitted solid fuel burner with attractive sleeper mantle. Picture rail. Coving. Radiator. Double glazed windows and door to conservatory.

### Lobby Area

Radiator. Tiled floor. Large walk in larder. Frosted glazed door to rear garden. Glazed door to:

### Utility Room

Space and plumbing for washing machine and tumble dryer. Tiled floor. Coving.

### Conservatory 19'7" x 13'8" (5.99 x 4.19)

'L' shaped conservatory with a pitched double glazed roof. Double glazed windows. Radiator. Marble tiled floor. Double opening doors to rear garden.

### Kitchen 15'3" x 9'1" (4.65 x 2.77)

Range of base and wall units. Marble effect worktops incorporating two bowl sinks with mixer tap. Tiled splashback. Electric hob with extractor fan over. Neff electric oven. Tiled floor. Space for fridge/freezer. Radiator. Double glazed window with view of rear garden.

### First Floor Landing

Attractive turn stairs to first floor landing. Leaded light double glazed window. Picture rail. Radiator. Cupboard.

### Bedroom One 20'2" x 12'5" (6.17 x 3.81)

Double glazed bay window. Radiator. Picture rail. TV point. Door giving access to large walk-in eaves storage area with attractive porthole window. Further door to:

### En-Suite Shower Room

Steps leading down. Basin set in a solid marble top vanity unit with storage. Low level flush WC. Bidet fitted shower with marble tiled walls and Power Master shower. Folding door. Radiator. Frosted double glazed window. Large walk-in airing cupboard with heated rail and shelf.

### Bedroom Two 13'10" x 10'11" (4.24 x 3.33)

Radiator. Dual aspect double glazed windows with view of the green behind. Picture rail.

### Bedroom Three 12'11" x 10'7" (3.94 x 3.25)

Two double glazed leaded light windows. Radiator. Fitted wardrobes with hanging space and storage over. Picture rail.

### Bedroom Four 12'11" x 8'2" (3.94 x 2.49)

Picture rail. Leaded light double glazed window. Radiator. Fitted wardrobe with hanging, shelf and storage over. Picture rail.

### Bathroom

Large freestanding double ended bath with contemporary mixer tap. Separate shower attachment. Pedestal wash hand basin. Low level flush WC. Leaded light frosted double glazed window. Part tiled walls. Laid wood effect flooring. Coving. Radiator.

### Loft Room 20'8" x 9'10" (6.30 x 3.02)

Turn steps going up. Velux double glazed window. Eaves storage access. Further eaves storage access with walk-in space.

### Outside

Covered porch area with a door to a brick built storage room with a window, eaves storage, and shelving. Door to:

### Annex room 11'6" x 8'11" (3.51 x 2.74)

Entrance via own front door. Radiator. Double glazed window. Coving.

### Annex Separate WC

Low level flush WC. Corner basin with mixer tap.

### Garage 16'2" x 8'11" (4.93 x 2.74)

Approached via a private drive with covered carpool area. Double opening door to garage. Wall mounted boiler. Window. Power and light.

### Front garden

Herringbone laid path to front door. Range of mature shrubs. Covered carpool area.

### Rear Garden

Laid lawn and patio area. Timber built store. Access via both sides.

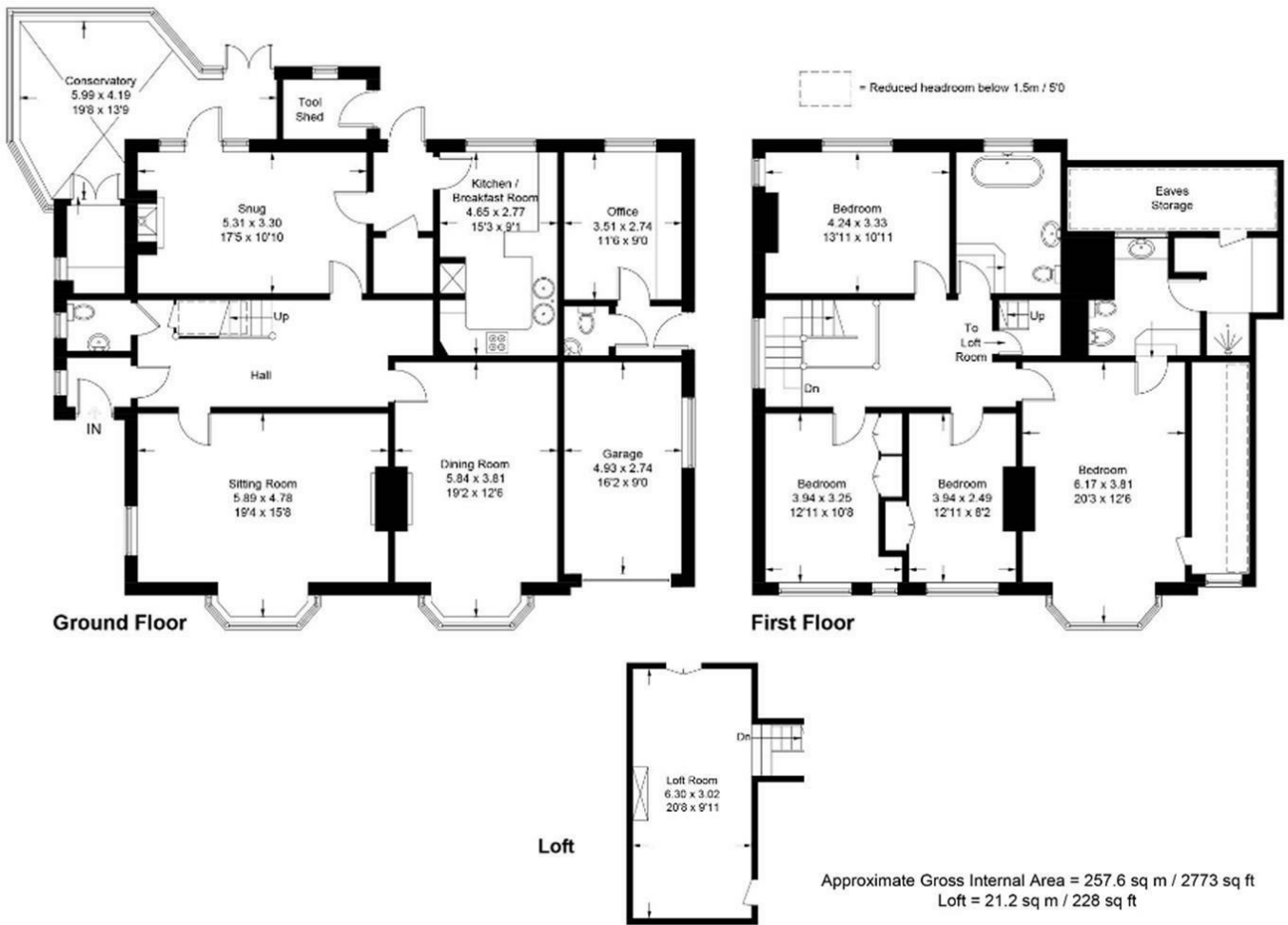
### Agent Note

Please note that the area in red is not part of the sale.





# Floorplan



| 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 |         |           |

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.