



Grand Avenue, Worthing

Offers In Excess Of
£775,000
Freehold

- Beautiful Character Filled House
- Garden To Three Sides
- Garage
- Annex style living available
- EPC Rating - C
- Four/ Five Bedrooms
- Wheel Chair Access
- Off-Road Parking
- Yards From The Beach
- Council Tax Band - F

We are delighted to offer to the market this beautiful character home spanning 2,110 square feet, on Worthing's premier Grand Avenue, ideally positioned just yards from the beach, with town centre shops, restaurants, parks, schools, bus routes, and West Worthing Station all nearby. The spacious end-of-terrace house is situated on a corner plot surrounded by gardens on three sides and provides a porch, hallway, two reception rooms, a ground-floor bedroom, a large kitchen and dining room area, a utility room, and a ground-floor bathroom/wet room. Upstairs, there are four bedrooms and a bathroom with a shower cubicle. The gardens are delightful, stocked full of trees, attractive shrubs, and plants. The driveway provides parking for several cars and leads to the detached garage, and the house roof holds multiple solar panels.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

**Robert
Luff & Co**
Sales | Lettings | Commercial



Accommodation

Porch

Tiled floor and part tiled walls, providing access to the front entrance door.

Hallway

Feature wooden paneling to half height, oak flooring, central heating thermostat, staircase to first floor and doors to all ground floor rooms, understairs storage area and radiator.

Living Room 16'4" into bay x 12'7" max (4.98 into bay x 3.84 max)

Double glazed bay window to front and side, plate rail, feature fireplace with remote controlled coal effect gas fire and coved ceiling.

Open Plan Kitchen/Diner 28'10" x 11'8" (8.81 x 3.56)

Fitted with a range of wooden wall and base units and surfaced with corian worktops, one and a half bowl sink with mixer tap, integrated double oven, ceramic hob with extractor hood and light above, integral larder fridge, freezer and dishwasher, coved ceiling with down lights, part tiled walls, ceramic tiled floor with underfloor heating, radiator, double glazed South facing window, and a gas fired boiler concealed in a matching kitchen unit.

The area used as a dining room has double glazed patio doors leading to the decking area and rear garden, double glazed window to South elevation and part glazed door through to the second reception room, a radiator, and ceramic tiled flooring.

Drawing Room / Bedroom 5 15'7" x 14'11" (4.75 x 4.55)

A lovely light spacious room with double glazed french doors leading out to the decking area, wall lights, wooden oak flooring, radiator and a doorway to the ground floor bathroom/wet room.

Bathroom/Wet Room 10'2" x 9'1" (3.10 x 2.77)

Fitted with a white suite comprising of a panel enclosed bath with a mixer tap and shower attachment, pedestal wash hand basin, low level flush WC, separate wall mounted plumbed in shower in the style of a wet room, ceiling down lights, extractor fan, and slated ceramic tiled floor with underfloor heating.

Utility Room 14'11" max x 9'1" max (4.57 max x 2.79 max)

Fitted with a range of matching wooden wall and base units surfaced with a corian worktop, a Belfast sink with mixer tap, part tiled walls, space and plumbing for a washing machine and space for tumble dryer, double glazed window to front, radiator, ceramic tiled floor, double storage cupboard and a further single cupboard.

First Floor

Spindle staircase leads to the first floor with feature wood paneling to sides, half landing with UPVC double glazed window to front and then up to full landing also with wood paneling. Doors to all rooms and access to roof space, airing cupboard with useful shelving and mega flow hot water cylinder, radiator and a smoke alarm.

Bedroom One 16'2" x 12'4" (4.95 x 3.76)

With UPVC double glazed bay window to front with sea glimpses, picture rail, radiator, a further double glazed window to south elevation and wash hand basin inset to feature vanity unit.

Bedroom Two 13'8" x 12'9" (4.17 x 3.91)

With UPVC double glazed window to rear and a further UPVC double glazed window to south elevation, picture rail, radiator and white corner wash hand basin with feature wooden vanity unit.

Bedroom Three 13'3" x 9'3" (4.04 x 2.82)

With UPVC double glazed window to front, picture rail, radiator and an original feature fireplace.

Bedroom Four 7'10" x 7'4" (2.39 x 2.26)

With UPVC double glazed bow window to rear, picture rail and a radiator.

Bathroom 8'3" x 7'4" (2.54 x 2.26)

Fitted with a white suite comprising a panel bath with shower mixer taps, pedestal wash hand basin, low level flush WC, double shower enclosure with plumbed in shower, fully tiled walls, obscure double glazed windows to rear, ceiling down lights, extractor and ceramic tiled floor.

Front Garden

Mainly laid to lawn with feature path to front entrance, borders planted with a variety of attractive shrubs, trees and plants and a range of fruit specimen trees provide colour and screening.

Side Garden

Wooden gated access of Rowlands Road with a bin area sectioned off, leads to a wooden pergola and the side garden being mainly laid to lawn, borders planted with flowers, shrubs, fruit trees, cold water tap and a 1,000 litre tank.

Rear Garden

A spacious decking area allows access to the rear and one side of the property. A graduated slope leads to the garden, with steps to the side and security lighting. Block paved path leads to the garage and driveway, the rest of the garden has been landscaped and has borders planted with a variety of flowering shrubs, plants, trees, and a 1,000 litre tank.

Driveway

Double wooden gates off Rowlands Road give access to the block paved driveway allowing parking for at least two vehicles and access to the garage.

Garage

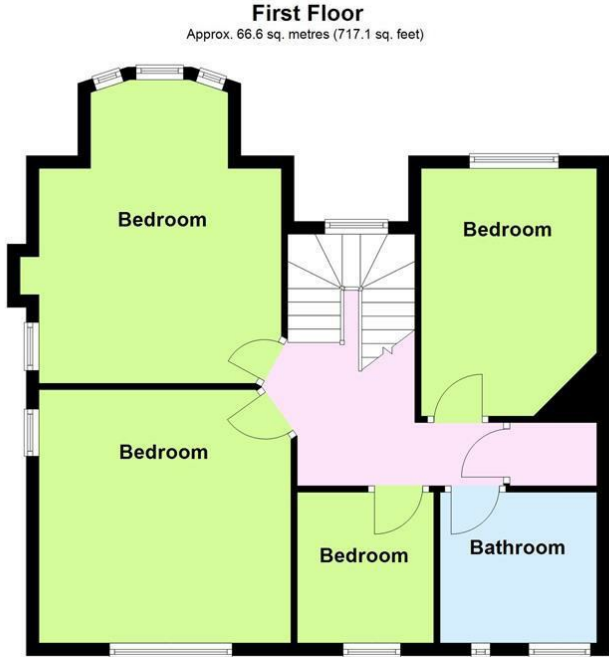
With up and over door, UPVC double glazed window to side, power and light, and movement detector light to front.

NOTES:

SUITABLE FOR PEOPLE WITH DISABILITIES as the property allows for wheel chair access by way of ramp to rear of the property and access into the Bedroom 5 / Drawing Room. There is an en-suite bathroom with wet room include and at present a utility room which could be made into a proper kitchen if required for independent living. With the configuration ANNEX STYLE LIVING is also available by way of bedroom 5 with en-suite and utility which can be changed into a full kitchen facility.







Total area: approx. 174.3 sq. metres (1875.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	72	81
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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.