



**JAMES&JAMES**  
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BUYING | SELLING | LETTINGS | MORTGAGE ADVICE



1 Wallace Mews Wallace Avenue, Worthing, BN11 5SS

Guide price £700,000





# 1 Wallace Mews Wallace Avenue

, Worthing, BN11 5SS

- Versatile accommodation
- Landscaped garden
- Kitchen/diner
- Additional family bathroom
- Substantial detached house
- Two ground floor reception rooms
- En-suite to master
- Off road parking

A superb six bedroom detached house situated in this convenient and enviable location of Wallace Avenue betwixt the Goring Road shops and the beach.

In brief, the accommodation comprises entrance porch, spacious bay fronted entrance hall, ground floor w/c, lounge, dining room, contemporary kitchen/diner.

To the first floor there are four good sized bedrooms with the master bedroom having a contemporary en-suite shower room & fitted wardrobes, and there is a modern family bathroom. To the second floor are two further bedrooms with generous eaves storage.

Externally, the front garden is laid to brick block paving providing off road parking with an ev charging point whilst the rear garden has been landscaped for ease of maintenance and is laid predominantly to lawn with maturing tree and shrub line borders.

Other benefits include gas central heating and double glazing, and in our opinion, internal viewing is considered essential to appreciate the overall size and condition of this beautiful family home.

Situated in Wallace Avenue, the nearest mainline railway station is West Worthing, which gives great links to most major towns and cities. Buses also serve the area. Local shops, microbars, and restaurants can be found nearby in Goring Road, and the beach, along with the ever popular Shark Park is also just a short walk away.

Please contact the vendor sole agents to arrange your private viewing tour.



Contemporary front door with glazed insert

Bay fronted sitting hall  
14'8 opening to 19'11 x 9'10 narrowing to 4'0 (4.47m opening to 6.07m x 3.00m narrowing to 1.22m)

Lounge 17'7 x 7'11 (5.36m x 2.41m)

Ground floor w/c

Kitchen/diner  
22'3 x 10'7 narrowing to 10'0 (6.78m x 3.23m narrowing to 3.05m)

Dining room 14'2 x 8'4 (4.32m x 2.54m)

Stairs to first floor landing

Bedroom one (bay fronted) 16'1 x 9'11 (4.90m x 3.02m)

En-suite shower room

Bedroom two 10'3 x 11'7 (3.12m x 3.53m)

Bedroom three 11'7 x 8'3 (3.53m x 2.51m)

Contemporary family bathroom 6'1 x 7'11 (1.85m x 2.41m)

Stairs to second floor with eves storage cupboard

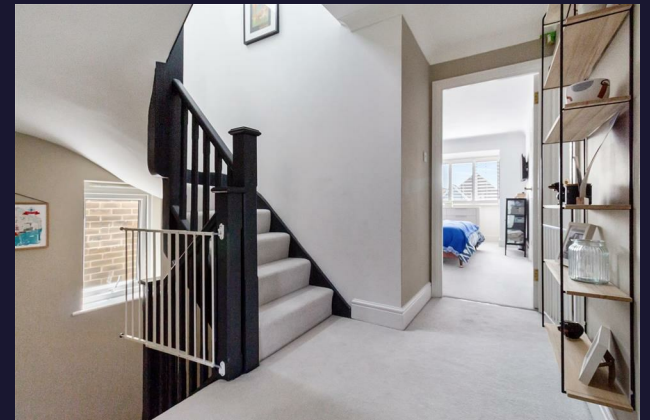
Bedroom five 9'7 x 11'0 (2.92m x 3.35m)

Bedroom six 8'7 x 4'6 (2.62m x 1.37m)

Off road parking

Landscaped rear garden

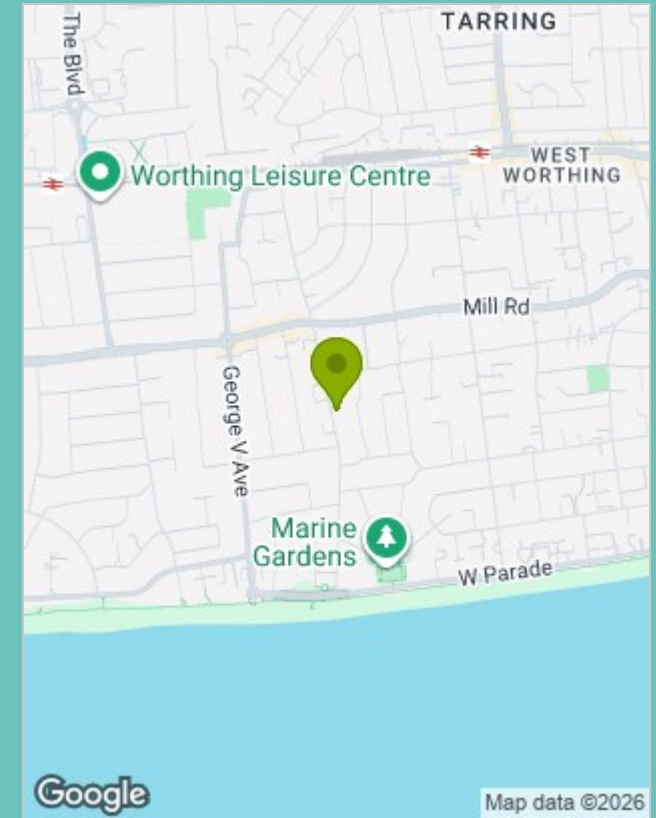




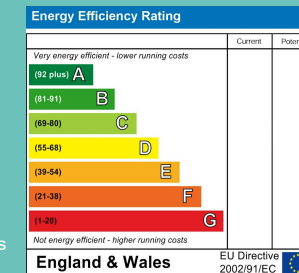
# Floor Plans



# Location Map



# Energy Performance Graph



Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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