

Wallace Avenue, Worthing, BN11

£525,000

Jacobs | Steel









Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: C

- Semi Detached House
- Three Bedrooms
- Lounge & Dining Room
- Fitted Kitchen
- Ground Floor WC & Utility
- Modern Re Fitted Shower Room
- Private Front & Rear Garden
- Detached Garage & Off Road Parking
- Close To Worthing Seafront & Goring Road Shopping Facilities
- Bus Routes & Railway Station Nearby

We are delighted to offer to the market this charming cottage style, semi detached house, retaining a number of attractive period features and offering plenty of character throughout. The accommodation comprises three bedrooms, lounge & dining room, a fitted kitchen and a modern refitted shower room. Outside, the property benefits from private and secluded gardens to both the front and rear, creating a lovely sense of privacy. Further features include a detached garage with rear access and off road parking. Situated in a highly sought after location, the property is just a few minutes walk from the seafront, as well as the popular Goring Road shopping parade with its excellent selection of shops, cafés and everyday amenities.





We are delighted to offer to the market this charming cottage style, semi detached house, retaining a number of attractive period features and offering plenty of character throughout. The accommodation comprises three bedrooms, lounge & dining room, a fitted kitchen and a modern refitted shower room. Outside, the property benefits from private and secluded gardens to both the front and rear, creating a lovely sense of privacy. Further features include a detached garage with rear access and off road parking. Situated in a highly sought after location, the property is just a few minutes walk from the seafront, as well as the popular Goring Road shopping parade with its excellent selection of shops, cafés and everyday amenities.

INTERNAL

The front door opens into an entrance porch, with doors leading to the ground floor WC/utility room and through to the main living accommodation. The useful WC/utility room offers space and plumbing for a washing machine and tumble dryer, along with a walk in shower, wash hand basin with storage below and WC. The ground floor features two reception areas which have been opened up to create a lovely flow between the living and dining spaces. The front reception room is full of character, featuring a bay window with fitted shutters, an inset gas fireplace and double doors opening directly onto the private front garden. An opening leads through to the second reception area, which provides ample space for a dining table and benefits from useful understairs storage. From here, there is an opening into the modern fitted kitchen, comprising a range of matching white wall and base units, a built in oven, gas hob, space for a dishwasher, and a sink and drainer. A door provides direct access to the rear garden. On the first floor there are three bedrooms, with bedroom one featuring an attractive bay window and bedroom two benefitting from fitted storage. Completing the accommodation is a modern shower room, fitted with a walk-in shower, WC and wash hand basin with storage below and a mirror above.

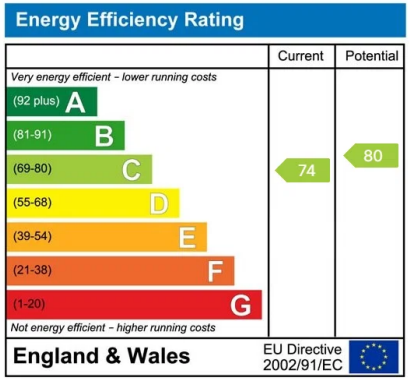
EXTERNAL

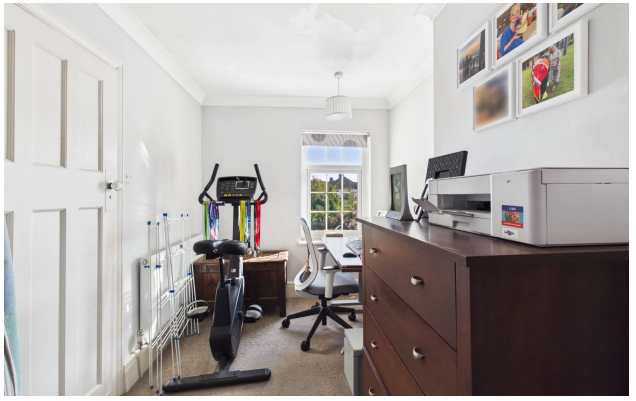
The property enjoys private and secluded gardens to both the front and rear. A driveway leads to the detached garage, while a secure timber gate opens onto the gardens and a pathway leading to the front door. The west facing front garden is a particularly attractive feature of the home, offering an excellent degree of privacy and predominantly laid to lawn with an abundance of established plants, colourful flowers and vegetable beds. A patio area extends around the rear of the property, bordered by further established planting and providing access to the garage via a personal door. The mature gardens create a wonderfully private and peaceful setting, complementing the cottage style character of the property.

SITUATED

Situated on the popular Wallace Avenue, the property is conveniently positioned approximately 0.3 miles from the Goring Road shopping parade, offering a variety of local amenities including independent shops, greengrocers, cafés and convenient bus routes. West Worthing railway station is approximately half a mile away, providing excellent transport links, while Worthing town centre is around one mile from the property and offers a comprehensive range of shops, restaurants, cafés, cinemas and theatres. West Worthing seafront is also just 0.3 miles away, ideal for walks along the promenade and easy access to the beach.









Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

West Worthing Office | 4 Wallace Parade | Goring Road | Worthing | West Sussex | BN12 4AL
01903 506080 | westworthing@jacobs-steel.co.uk | jacobs-steel.co.uk

Jacobs | Steel