



**Wallace Avenue, Worthing, BN11**

Guide Price **£700,000**

**JS**  
Jacobs Steel



**Property Type:** Detached House

**Bedrooms:** 5

**Bathrooms:** 1

**Receptions:** 2

**Tenure:** Freehold

**Council Tax Band:** F

- Substantial Detached House
- Five Bedrooms
- Two Reception Rooms
- Kitchen/ Breakfast Room
- Family Bathroom & Separate WC
- Conservatory
- 100 Yards From Worthing Seafront
- Off Road Parking
- Garage
- Chain Free

We are delighted to present this substantial detached residence requiring some modernisation but offering generous and versatile accommodation throughout. The property features five bedrooms, two spacious reception rooms, a kitchen/breakfast room, conservatory, family bathroom, separate WC, and a ground floor cloakroom. Externally, the home benefits from a private rear garden, off road parking and a garage. Perfectly positioned just 100 yards from Worthing seafront, this chain free property presents an excellent opportunity for buyers seeking a coastal lifestyle in a highly desirable location.





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## INTERNAL

The original front door opens into a spacious entrance hall, providing access to the ground floor rooms, a convenient understairs storage cupboard, and a ground floor WC. The property boasts two reception rooms: the first features a charming bay-fronted window and a fireplace with a gas fire, while the second also benefits from a fireplace with a gas fire and French doors leading through to the conservatory. The conservatory enjoys lovely views over the garden, with direct access to the rear patio and lawn. The kitchen/breakfast room is well-proportioned, offering ample space for a dining table and chairs. It is fitted with a range of wall and base units, a built-in eye-level oven, a five-ring gas hob, an integrated dishwasher, and space for a fridge/freezer. From here, a door opens into the lean-to, which provides plumbing and space for a washing machine and tumble dryer, along with internal access to the garage. Upstairs, a generous landing leads to five bedrooms. The smallest bedroom includes stairs rising to the loft room, which offers excellent potential as a home office, hobby space, or additional storage. The family bathroom is fitted with a walk-in shower, corner bath, and wash hand basin, with a separate WC located adjacent.

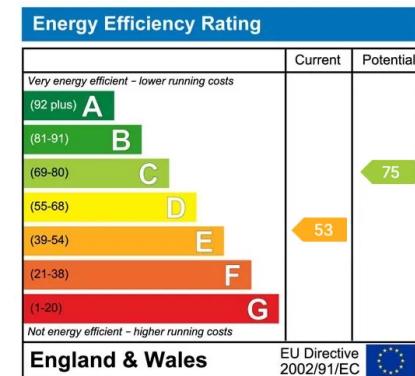
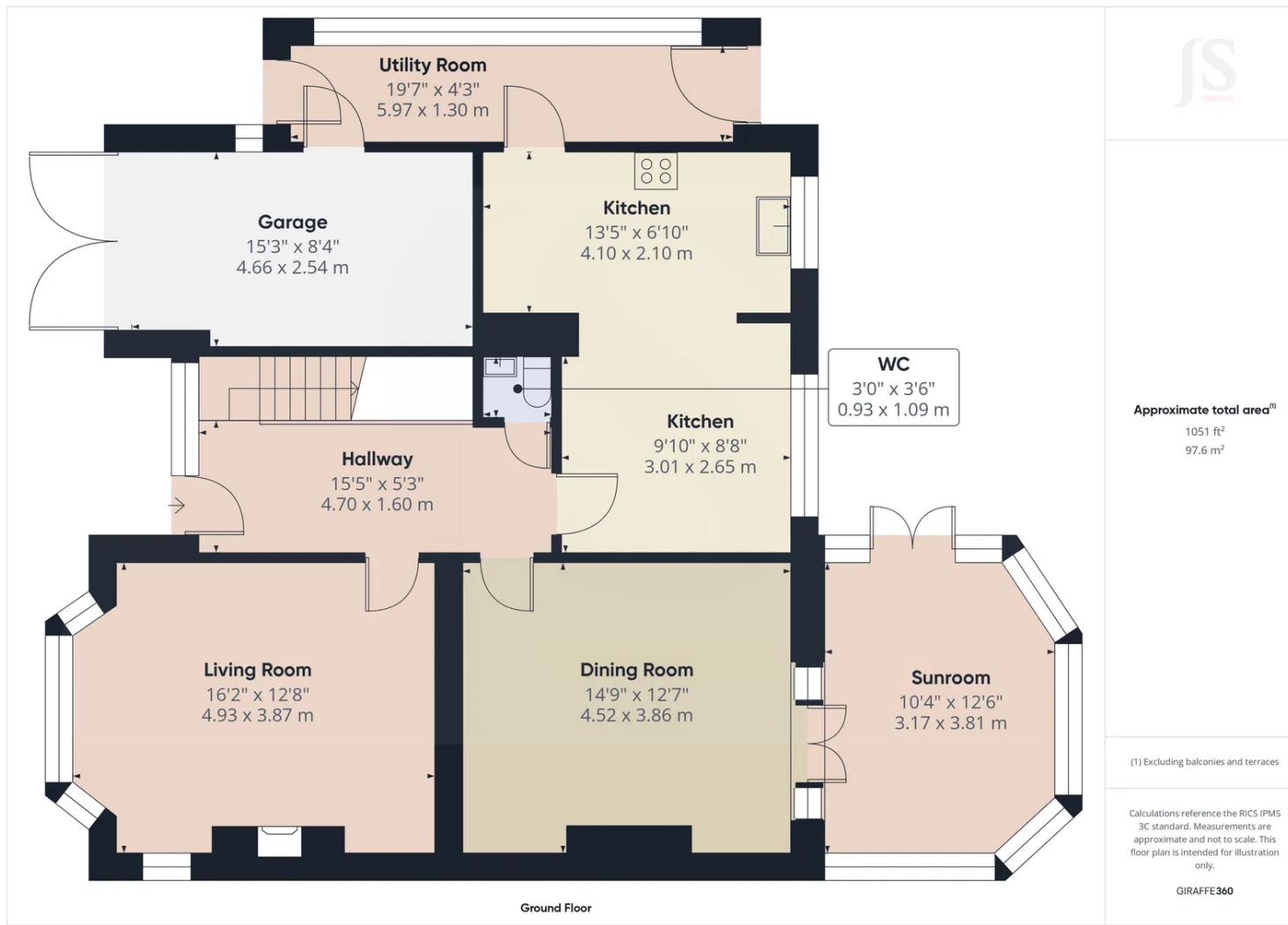
## EXTERNAL

To the front of the property, there is off road parking, with a lawned area complemented by mature shrubs. A pathway leads to a gate providing access to the lean to, as well as a timber gate giving entry to the side and rear garden. The rear garden is mainly laid to lawn and beautifully enhanced with established shrubs, flower beds, and a feature tree. A pathway leads through the garden to a covered timber gazebo the ideal spot for outdoor dining and relaxation. The garden also benefits from a timber shed and a charming pond.

## SITUATED

Situated in the highly sought-after area of West Worthing, this property is ideally located just 100 yards from the seafront. Excellent transport links are close at hand, with bus routes running along Wallace Avenue, while West Worthing High Street is just at the top of the road, offering coffee shops, convenience stores, a pharmacy, and banks. The local post office can be found on George V Avenue, approximately 0.5 miles away. Worthing town





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 you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to 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.