



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



60 West Avenue

, Worthing, BN11 5NA

Guide price £550,000

Freehold Council Tax Band C

60



We are delighted to present this beautifully maintained and generously proportioned three double bedroom semi-detached family home, ideally positioned within this highly sought-after area of West Worthing. The property enjoys close proximity to local shops, bus routes and the mainline railway station, making it perfect for families and commuters alike.

The well-planned accommodation offers excellent versatility and comprises a spacious lounge, separate dining room, fitted kitchen with adjoining utility area, a bright and airy conservatory, and a convenient ground floor cloakroom. To the first floor are three well-sized double bedrooms, a modern family bathroom and a separate WC.

Externally, the property benefits from a substantial rear garden, featuring attractive period flint wall detailing, mature planting, and both upper and lower patio areas — ideal for entertaining and family use. A converted garage, currently arranged as a fully insulated home office or studio, provides excellent additional space and flexibility, with the option to revert back to a garage if required. Further benefits include off-road parking, a private driveway, and a recently replaced roof, offering added peace of mind for prospective buyers.

This charming home effortlessly combines character features with modern convenience and represents a fantastic opportunity to acquire a spacious family property in a highly regarded coastal location.

Viewing is highly recommended.

[Inner porch leading to](#)

[Entrance hall](#)





Kitchen  
9'7 x 9'0 (2.92m x 2.74m)

Utility area  
8'3 x 5'7 (2.51m x 1.70m)

Conservatory  
16'1 x 10'5 (4.90m x 3.18m)

Living room  
18'6 x 11'11 (5.64m x 3.63m)

Dining room Currently used as a  
bedroom.  
14'0 x 12'4 (4.27m x 3.76m)

Ground floor w/c

Stairs to first floor landing

Bedroom one  
13'8 x 12'5 (4.17m x 3.78m)

Bedroom two  
12'2 x 10'8 (3.71m x 3.25m)

Bedroom three  
12'0 x 7'0 (3.66m x 2.13m)

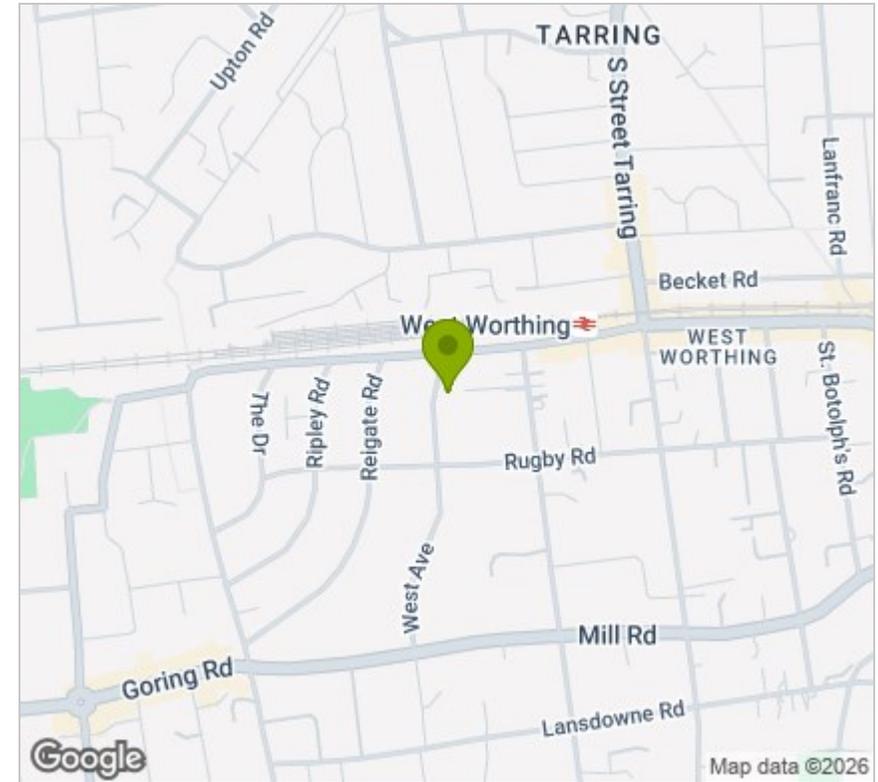
Family bathroom

Separate w/c

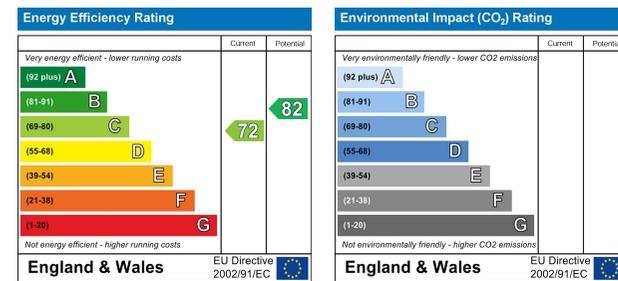
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

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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