

**OVER 60?**
Secure this property
for up to **59% less!***

## Guide Price

# £750,000

## Freehold

4x 2x 3x

**Grand Avenue,**
**Worthing, West Sussex,**
**BN11**

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## Accommodation

### GROUND FLOOR

Entrance Hall
Lounge: 15'10 x 15'9 (4.83m x 4.80m)
Playroom : 15'11 x 11'0 (4.85m x 3.36m)
Kitchen: 15'0 x 9'8 (4.58m x 2.95m)
Dining Room: 14'11 x 12'8 (4.55m x 3.86m)
Conservatory

### FIRST FLOOR

Landing
Bedroom 1: 15'8 x 12'1 (4.78m x 3.69m)
En-Suite Shower Room
Bedroom 2: 15'11 x 11'8 (4.85m x 3.56m)
Bedroom 3: 15'10 x 11'0 (4.83m x 3.36m)
Bedroom 4: 9'2 x 8'3 (2.80m x 2.52m)
Bathroom
Separate Cloakroom

### OUTSIDE

Garage
Driveway Parking
Front & Rear Garden
Balcony
















## Main features

- Handsome period home adorned with original features
- Substantial plot with large & sunny front & rear gardens
- Driveway & garage
- Sought after location close to the sea
- Excellent bus & rail links nearby

### Nearest Schools

Primary Schools: St Mary's Catholic Primary, Worthing 0.6 miles, West Park CofE First and Middle (Controlled) 0.9 miles, Thomas A Becket Middle School 1.0 miles

Secondary Schools: Our Lady of Sion School 0.7 miles,

### Transport Information

Train Stations: West Worthing 0.5 miles, Durrington-on-Sea 0.8 miles, Worthing 0.9 miles

### Address

Grand Avenue, Worthing, West Sussex, BN11

### Directions

For directions to this property please contact us.



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**Call West Worthing Branch 01903 700657 ■ cubittandwest.co.uk**

The Property Ombudsman

INVESTORS IN PEOPLE

■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

EPC RATING | CURRENT: D(62) | POTENTIAL: C(80)

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