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We are delighted to offer this beautifully extended mid-terrace family home, ideally situated within a highly sought-after and convenient location close to excellent local schools, Worthing mainline railway station, Worthing town centre and seafront. Arranged over three floors, this spacious and versatile property has been thoughtfully improved by the current owners and features a stunning kitchen/breakfast room, superb loft conversion with South Downs views, generous rear garden and ample off-road parking. Offered for sale with no forward chain.

A beautifully extended mid-terrace family home, ideally positioned within this highly convenient and sought-after location close to excellent local schools, Worthing mainline railway station and easy access into the town centre and seafront.

This spacious and versatile home has been thoughtfully improved by the current owners and provides well-balanced accommodation arranged over three floors, perfectly suited to modern family living. The property is approached via a generous frontage offering ample off-road parking for multiple vehicles.

Upon entering, a welcoming entrance hall leads through to a comfortable living room and an impressive large dining room featuring attractive wood panelling, creating a stylish and characterful entertaining space. To the rear of the property is a stunning modern kitchen/breakfast room fitted with a central island and finished with stone quartz worktops, providing an excellent social and family area with direct access onto the rear garden.

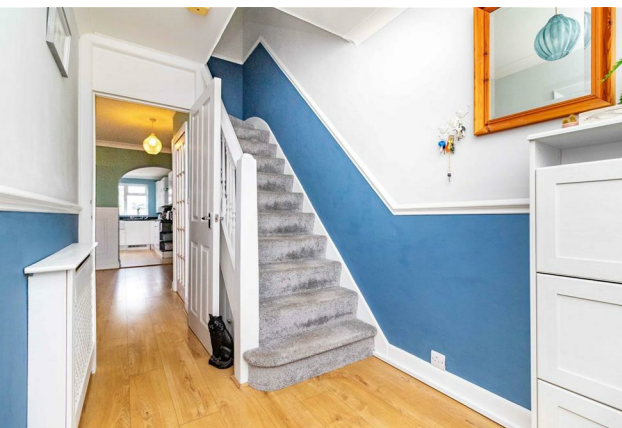
The first floor offers three well-proportioned bedrooms together with a contemporary family bathroom. Stairs then rise to a superb loft conversion creating a wonderful principal bedroom suite complete with ensuite shower room and Juliet balcony enjoying far-reaching views towards the South Downs.

Externally, the rear garden is a particular feature of the home with decking directly off the kitchen leading onto an area of lawn and a substantial detached log cabin positioned at the rear, ideal for use as a home office, gym or entertaining space.

The property is also offered for sale with the added benefit of no forward chain.

Key Features

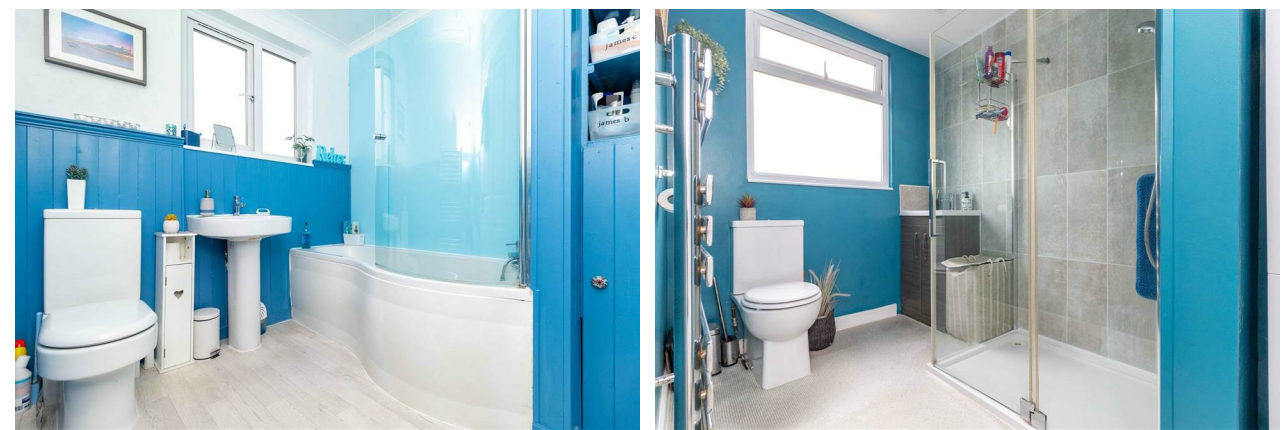
- Beautifully extended mid-terrace family home
- Sought-after location close to schools, station and seafront
- Spacious living room and large dining room with wood panelling
- Stunning modern kitchen/breakfast room with central island
- Stone quartz worktops and direct garden access
- Three first-floor bedrooms and contemporary family bathroom
- Superb loft conversion creating principal bedroom suite
- Ensuite shower room, Juliet balcony and South Downs views
- Generous rear garden with decking, lawn, detached log cabin and ample off-road parking, offered with no forward chain
- Council Tax Band B | EPC Rating C



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Floor Plan King Edward Avenue



Total area: approx. 155.8 sq. metres (1676.9 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus)	A	81	(81 plus)	B	
(81-91)	B		(69-80)	C	
(69-80)	C		(55-68)	D	
(55-68)	D		(39-54)	E	
(39-54)	E		(21-38)	F	
(21-38)	F		(1-20)	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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