



**First Avenue, Worthing, West Sussex BN14 9NP**

Offers Over **£1,300,000**





**Property Type:** Detached House

**Bedrooms:** 5

**Bathrooms:** 3

**Receptions:** 4

**Tenure:** Freehold

**Council Tax Band:** G

- Substantial Detached House
- Desirable Charmandean Location
- Five Double Bedrooms
- Dressing Room & Ensuite
- Spacious Kitchen/Diner
- Dual aspect Living Room
- Two Further Reception Rooms
- Established Garden with Gym, Sauna & Hot Tub
- Backing onto Golf Course
- Detached Garage & Parking



Impeccably designed with spacious interiors, feature living spaces, and a stunning kitchen/diner, this five-bedroom home blends luxury and functionality. Outside, a private garden retreat includes a bar, gym, sauna, hot tub, and direct golf course access—offering resort-style living at home.



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Stepping across the threshold, you're welcomed into a grand reception hall, where the staircase sweeps up to a galleried landing. A standout feature of the home is the expansive living room, which spans the full depth of the property. Flooded with natural light from its dual-aspect windows, this elegant space boasts a contemporary log burner and a striking dual-sided fish tank—a unique architectural element that forms a captivating connection between the lounge and the kitchen/dining room beyond. Directly opposite, the expansive kitchen and dining area has been thoughtfully designed by the current owners as the heart of the home. Ideal for everyday living and social gatherings alike, this beautifully appointed space features a full range of integrated appliances, a generous central island, and ample space for a full-length dining table. The fish tank provides a dramatic visual focal point while subtly dividing the living and dining space. A full-width wall of bi-fold doors opens completely to merge the interior with the landscaped garden and patio—perfect for seamless indoor-outdoor entertaining.

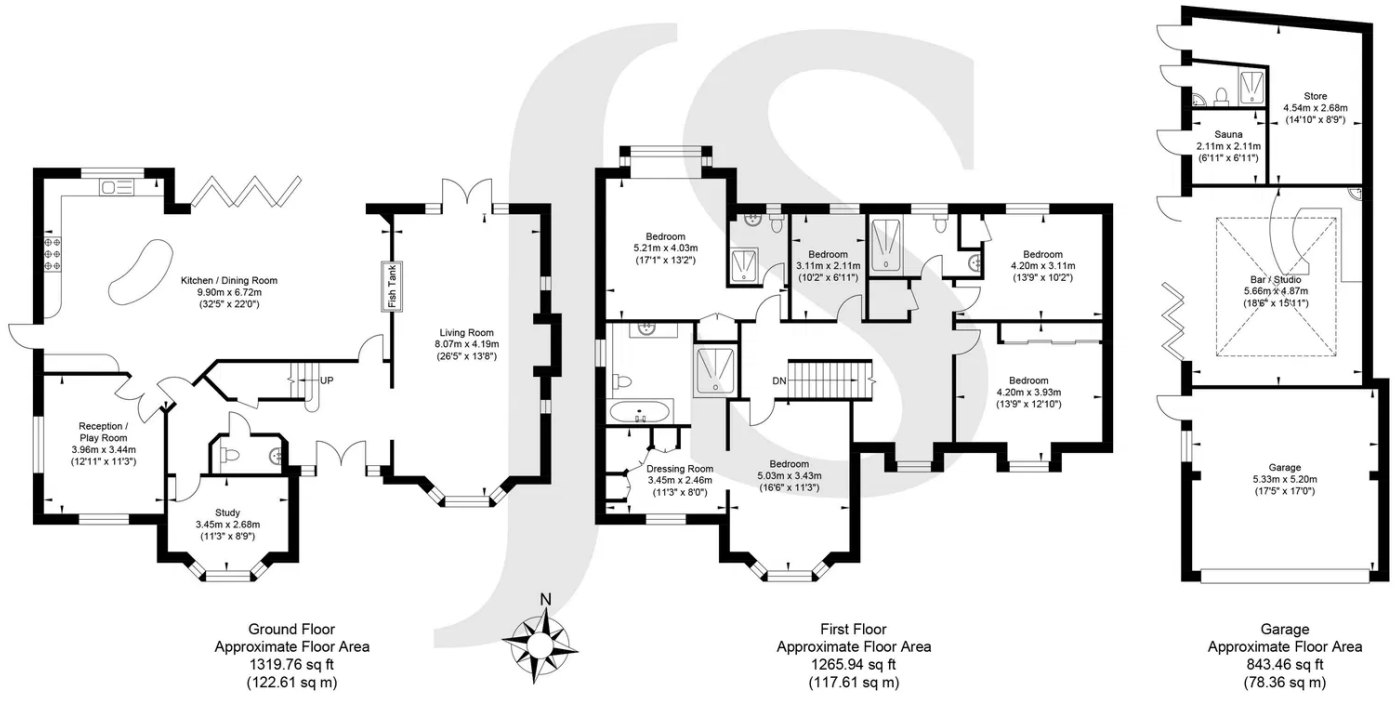
To the front of the property, a further reception room offers ideal flexibility as a playroom, snug, or home cinema, with an adjacent study providing a dedicated workspace—ideally positioned for privacy while still connected to the heart of the home. Upstairs, the first floor features five well-proportioned bedrooms. Two offer stylish en-suites and built-in wardrobes, while the luxurious primary suite is a true retreat, complete with a spacious dressing room and indulgent en-suite bathroom featuring a walk-in shower, freestanding bath, and an inset television within sleek tiled walls. A contemporary family shower room serves the remaining bedrooms.

The rear garden is a true showstopper—no need to book a holiday when everything you could want for relaxation and entertainment is right here, in the comfort and privacy of your own home. Enclosed by a combination of flint walling and quality fencing, the space offers both seclusion and charm. To one corner sits an impressive insulated garden building, finished in natural timber and flooded with light thanks to bi-fold doors and a vaulted roof lantern. This versatile space is currently arranged as a home bar and gym, offering year-round use and an ideal setting for entertaining or unwinding. Adjacent to the bar, you'll find a beautifully appointed sauna and shower—transforming your outdoor space into a personal wellness retreat. A generous patio area sets the stage for alfresco dining and outdoor gatherings. A plumbed-in gas BBQ makes entertaining effortless, while a large hot tub nestled beneath a stylish wooden pergola invites you to relax in luxury, whatever the season.



The rest of the garden is laid to lawn, bordered by established flower beds

# First Avenue



Approximate Gross Internal (Excluding Garage) Area = 240.22 sq m / 2585.70 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Whilst we endeavour to make our 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 our floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes 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.