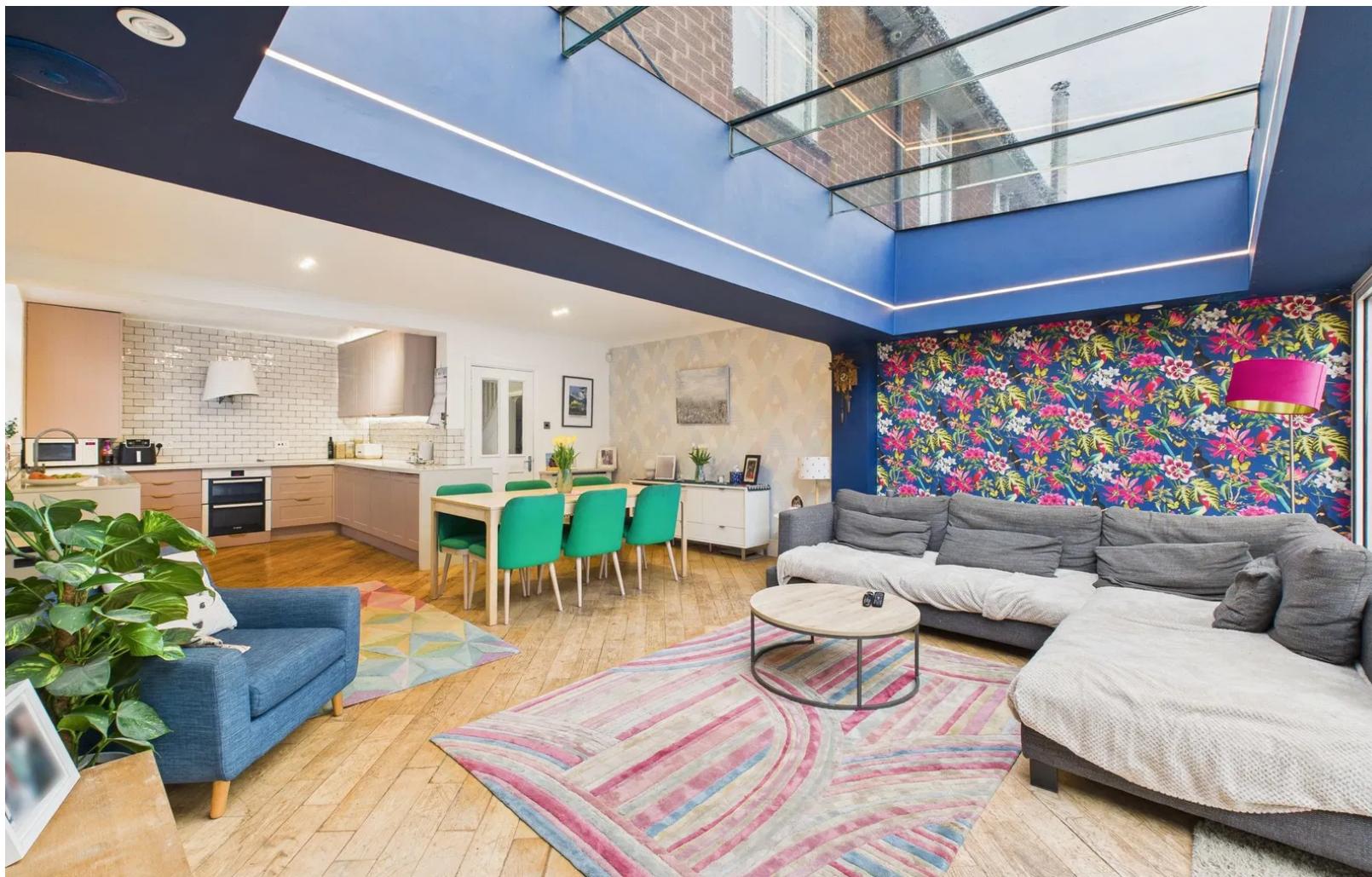




**Douglas Avenue, Worthing, BN11**  
**£625,000**

**JS**  
Jacobs Steel



**Property Type:** Semi Detached House

**Bedrooms:** 5

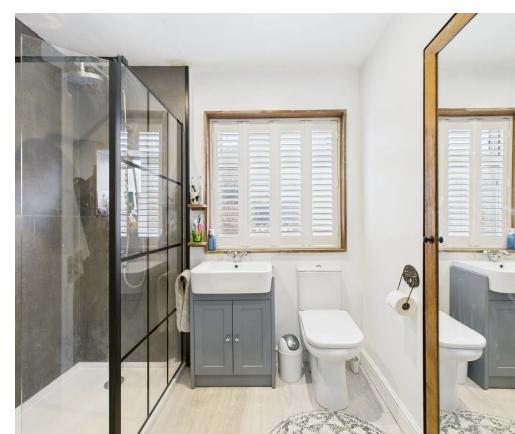
**Bathrooms:** 3

**Receptions:** 2

**Tenure:** Freehold

**Council Tax Band:** D

- Extended Semi Detached House
- Five Bedrooms
- Open Plan Modern Kitchen/ Living/ Dining Area
- Lounge With South Facing Bay Fronted Window
- Ground Floor Shower Room & Utility Room
- Ground Floor Additional Room With Planning For Self Contained Annexe/ Sixth Bedroom
- Timber Garage Store & Large Garden Cabin
- Jack & Jill Bathroom and Shower Room
- Elm Grove School Catchment Area
- 0.6 Miles To West Worthing Railway Station



We are delighted to offer to the market this extended semi-detached family home. The property provides generous and versatile accommodation, including five bedrooms, spacious open-plan kitchen, dining and living area, separate lounge, utility room and a ground floor shower room. The ground-floor study/additional reception room offers planning permission to be used as a sixth bedroom/ self contained annexe if required. Further benefits include ample off-road parking to the front and rear, a garage and a single garage.



## INTERNAL

The front door opens into an entrance porch, retaining the original Art Deco front door, which then leads into a welcoming entrance hall with access to the ground floor accommodation and useful under stairs storage space. To the front of the property is a separate lounge, featuring a south-facing, bay fronted window, fireplace and original fireplace surround, creating a bright and characterful reception room. To the rear is a spectacular extended open-plan kitchen, living and dining space, forming the heart of the home. This impressive area benefits from a log burner, bi-fold doors opening onto the rear garden and a large glass rooflight, flooding the space with natural light. The kitchen is fitted with distinctive pink wall and base units, Bosch double oven, electric hob, Bosch new integrated dishwasher, under-counter fridge/freezer, extractor fan and a 1½ bowl sink. A door leads through to the utility room, which provides space for a washing machine and additional fridge/freezer, along with a sink and drainer. From here there is access to a ground floor shower room with WC, door leading to the garage store and access to a versatile additional ground floor room. This additional room benefits from double doors opening directly onto the rear garden and offers excellent potential to be used as a self-contained annexe with full planning permission, home office or ground floor bedroom, with the advantage of a separate side entrance, making it ideal for multi-generational living or working from home. On the first floor, there are three bedrooms. The primary bedroom enjoys dual aspect windows, including a south-facing bay fronted window, and has access to a Jack & Jill shower room. The shower room comprises of a walk in shower, wash hand basin with storage below and WC. The second floor provides two further bedrooms. The rear bedroom features a Juliet balcony with far reaching views towards the South Downs, while the front bedroom benefits from built in wardrobes. Both rooms have access to a Jack & Jill bathroom which features bath with shower above and WC. There is also access to the loft space via the 2nd floor landing.

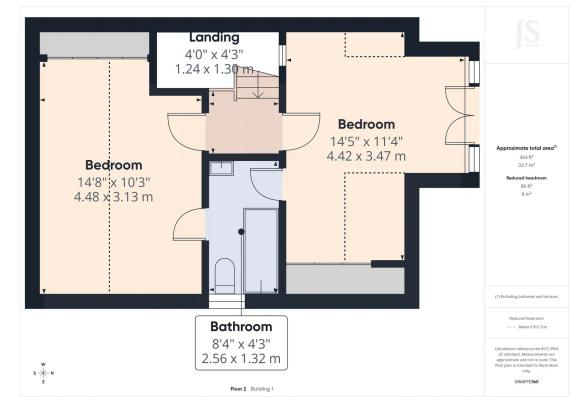
## EXTERNAL

The rear garden features two raised decked seating areas, ideal for outdoor furniture and entertaining, alongside areas laid to lawn and artificial grass. Established flower beds, mature willow tree and a large garden cabin with power, measuring 13'8" x 16'11", complete the garden, offering excellent potential for a home office, studio or hobby space. To the front of the property there is off road parking, established shrubs to the front and double doors leading to the garage store.

## SITUATED

Situated in the sought-after area of West Worthing, the house falls within the desirable Elm Grove school catchment area. The property enjoys a convenient location close to a range of local amenities. Goring Road shops are just a short walk away, offering cafés, restaurants, convenience stores, and a pharmacy. West Worthing train station is located approximately 0.6 miles from the property, providing easy access to surrounding areas. Regular bus routes run along Goring Road, and Worthing town centre, with its wide selection of shops, restaurants, and theatres, is approximately 1.5 miles away.





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.