



Grand Avenue, Worthing, BN11
£800,000



Property Type: Detached House

Bedrooms: 4

Bathrooms: 2

Receptions: 2

Tenure: Freehold

- Well Presented Detached House
- Four Double Bedrooms
- Three Reception Rooms
- Modern Fitted Kitchen & Utility Room
- Two Bathrooms
- Off Road Parking
- 120 Yards From Worthing Seafront & Promenade
- Rear Garden with Home Office/ Garden Room
- Chain Free

A beautifully extended and detached four bedroom coastal residence, ideally positioned just 120 yards from Worthing's picturesque seafront and promenade. Set across three impressive floors, this exceptional home combines elegant design with contemporary comfort. Three of the four bedrooms enjoy sea views, while the interiors are immaculately presented throughout. The property features a modern fitted kitchen, three versatile reception rooms, convenient ground floor utility room, and two well appointed bathrooms. Outside, the landscaped rear garden offers a tranquil retreat, complete with a garden studio, perfect for home working or creative pursuits. A west-facing patio to the front provides the ideal setting for relaxing or entertaining, while ample off road parking enhances everyday convenience. Offered to the market chain free, this exquisite home presents a rare opportunity to enjoy





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INTERNAL

Front door leading into the spacious entrance hall which can be used as an additional reception room. On the ground floor there is a spacious kitchen with double doors opening to West aspect patio. Comprising of an excellent range of work surfaces with butler sink. Fitted cupboards and drawers with matching wall units, fridge/freezer and integrated dishwasher. Fitted electric range style cooker with double oven and extractor above, wine rack, wood flooring and opening to the dining room. The dining room offers a feature fireplace and opening leading to the lounge. The lounge offers a sky light offering natural light in, bi fold doors leading out to the rear garden. On the ground floor there is a utility room/ cloakroom which offers wall and base units with space for washing machine, tumble dryer, sink, drainer & WC. On the first floor there are three double bedrooms with two of the bedrooms on the west side benefitting from sea views. The family bathroom features walk in shower, bath with mixer tap, shower attachment, wash hand basin and WC. On the top floor there access to a good size bedroom featuring wonderful views, access to eaves storage. The bathroom benefits from walk in shower, wc, wash hand basin, access to a good size storage cupboard and access to eaves storage.

EXTERNAL

The property benefits from generous off-road parking to the front, with space for multiple vehicles. A west-facing patio provides an ideal spot to relax and enjoy the evening sun, while mature hedges ensure privacy and a sense of seclusion. At the rear, the garden has been thoughtfully designed for low-maintenance living, featuring an artificial lawn and a decked area perfect for outdoor dining or entertaining. A mature tree adds charm, and a versatile garden room presents an excellent opportunity for a home office, studio, or hobby space.

SITUATED

Nestled on Grand Avenue, just a stone's throw from Worthing Seafront, just 120 yards away, this property offers the perfect blend of coastal living and convenience. Local shops, cafes, and amenities are just a short stroll away on Heene Road, with additional options on Goring Road under a mile from home. Worthing Town Centre, with its vibrant mix of shopping, restaurants, pubs, cinemas, theatres, and leisure facilities, is approximately three quarters of a mile away, making it ideal for both everyday living and leisurely weekends. Commuters will appreciate West Worthing Station just a mile away, while regular bus routes on Grand Avenue and West Parade provide easy connections across the town.





Approximate total area⁽¹⁾
 1618 ft²
 150.1 m²

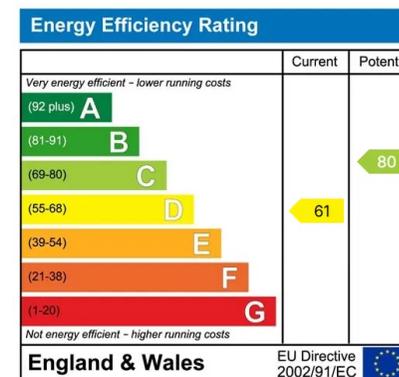
Reduced headroom
 21 ft²
 1.9 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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