

16 West Avenue

Worthing, BN11 5LU

Asking Price
£675,000

Key Features:

- Open-plan Kitchen Dining Room
- Recently Refurbished
- Bright & Spacious Dual Aspect Living Room
- Four Bedrooms
- Modern Fitted Shower Room | En-suite Shower Room
- Extended Detached Bungalow
- Garage/Outbuilding
- Large Private Driveway
- Desirable Location
- Private Front and Rear Gardens

Location:

West Avenue is situated in a popular residential area of West Worthing, offering convenient access to a wide range of local amenities, transport links and the seafront.

The nearby Goring Parade provides a great selection of local shops, cafés, bars, restaurants and everyday amenities, creating a lively and convenient neighbourhood atmosphere. Worthing town centre is also within easy reach, offering a further range of shopping, dining and leisure facilities.

For commuters, West Worthing railway station is conveniently located nearby, providing regular services along the West Coastway line with connections towards Brighton, Portsmouth and London. There are also a number of local bus routes providing links to Worthing town centre, surrounding neighbourhoods and neighbouring towns.

The seafront and promenade are also easily accessible, providing the opportunity to enjoy the beach, coastal walks and the many leisure facilities along Worthing's coastline.

Overall, West Avenue offers a well-connected residential setting, combining convenient local amenities with excellent transport links and easy access to the seafront.



The Property:

A beautifully presented four-bedroom detached bungalow, offering spacious and versatile accommodation with a superb open-plan kitchen and dining area, generous living space, private gardens and a versatile garage/outbuilding.

A spacious entrance hall provides a welcoming first impression and leads through to a generous double bedroom, along with the bright and airy dual-aspect living room. Featuring skylights and sliding doors opening directly onto the rear garden, the living room is a light-filled space that makes the most of the connection between the house and garden. The heart of the home is the impressive dual-aspect open-plan kitchen and dining room. A bay window to the front adds further natural light to the kitchen area, while skylights and sliding doors to the rear garden create a bright and welcoming space. The recently modern fitted kitchen offers an excellent range of cupboard storage and is equipped with a two-bowl sink, two integrated fridges, an integrated freezer, dishwasher and drinks fridge, together with a large peninsula providing additional preparation space and a natural place for family and guests to gather. A particularly appealing feature is the set of internal bi-fold doors between the living room and kitchen/dining area. When opened, these create a large, sociable hub spanning the rear of the property, ideal for entertaining and bringing the living spaces together. Alternatively, the doors can be closed to create separate rooms when a quieter or more private space is preferred. From the kitchen, an inner hallway leads to the principal bedroom, which benefits from a bay window overlooking the front of the property and a modern fitted en-suite shower room. Bedroom two is also a generous double bedroom, while a further modern fitted shower room is conveniently positioned off the inner hallway. Completing the accommodation is bedroom four, currently offering excellent flexibility as either a further bedroom or study/home office. The room also provides access to a useful utility area, which in turn offers external access to the side of the property.

Outside, the property benefits from private and enclosed gardens to both the front and rear. The front garden is laid predominantly to lawn and features a paved westerly facing patio area, providing an attractive outdoor space to enjoy the afternoon and evening sun. A block-paved driveway provides off-road parking, while side access is available down both sides of the property, providing a convenient route from the front through to the rear garden. The rear garden has been designed with ease of maintenance in mind and is completely block paved, with a raised paved patio area providing a dedicated space for outdoor dining and entertaining. The direct access from both the living room and kitchen/dining room makes the garden a natural extension of the home's living space. To the rear is a substantial garage/outbuilding, accessed via a roller door with additional double-door access to the side. The building benefits from power and lighting, with its own dedicated circuit breaker, making it an incredibly versatile space. Whether required as a home office, workshop, gym, storage area or for hobbies, it offers excellent potential for a variety of uses.









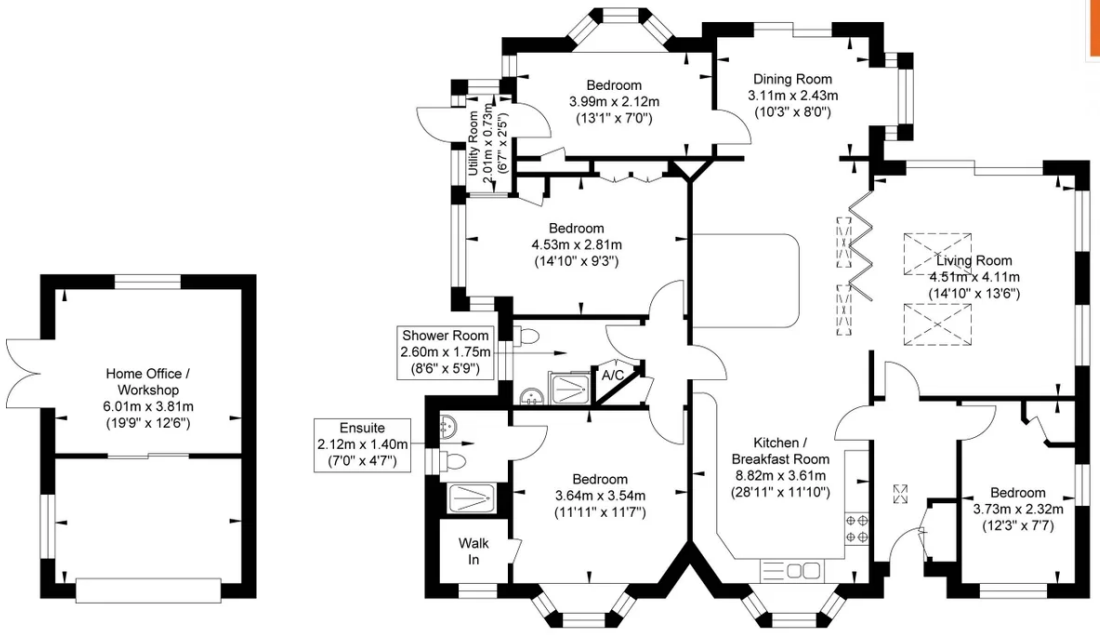



PINK FLOYD
1973
RADIO CITY MUSIC HALL





West Avenue

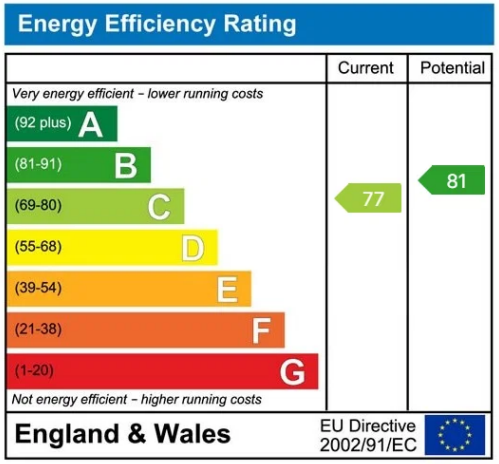


Outbuilding
Approximate Floor Area
246.49 sq ft
(22.90 sq m)

Ground Floor
Approximate Floor Area
1357.32 sq ft
(126.10 sq m)

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Approximate Gross Internal Area (Excluding Outbuilding) = 126.10 sq m / 1357.32 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Additional information:
Should a purchaser have an offer accepted on a property marketed by us, they will be required to complete an identification check in line with Anti Money Laundering Regulations. This is a legal requirement and is carried out via a specialist third-party provider. The cost is £45 + VAT per purchaser, payable in advance once an offer is agreed and prior to the sales memorandum being issued. This fee is non-refundable.



Viewing
Strictly by appointment through Jackson Griffiths

01903 802772 | info@jacksongriffiths.co.uk

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.

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