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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



60 Wallace Avenue

West Worthing, Worthing, BN11 5QF

Guide price £425,000

Freehold Council Tax Band C



A rare opportunity to purchase this beautifully preserved two-bedroom period cottage, positioned at the southern end of an attractive terrace of just four individual homes along the ever-popular Wallace Avenue. Occupying the end position, the property benefits from a noticeably larger plot than neighbouring cottages, creating an excellent sense of space both inside and out and the possibility of a rear extension (STPP).

Believed to date back to 1890, this charming home effortlessly blends period character with carefully considered modern improvements. Remarkably, the current owner is only the second in the property's history, with the cottage having remained within the same family since it was originally built – a true testament to the home and its setting.

The accommodation is bright, inviting and well-proportioned throughout, comprising a welcoming living room alongside a spacious kitchen/dining room ideal for everyday living and entertaining alike. A wealth of original character features remain in place, including feature fireplaces to every room, while recently installed double-glazed sliding sash windows have been sympathetically designed to mirror the original style whilst enhancing energy efficiency and comfort.

Externally, the home continues to impress. The larger-than-average plot provides generous outside space, complemented by the rare advantage of private side access. To the rear, an access road runs behind the gardens, adding further practicality and convenience.

The location is equally appealing, perfectly positioned for easy access to local amenities, transport links and the surrounding area. Both West Worthing and Durrington-on-Sea railway stations are situated within approximately half a mile, while a bus stop can be found directly outside the property.

Character cottages of this nature, particularly with such history, plot size and original features, are seldom available. This is a wonderful opportunity to secure a truly individual home.





Entrance hall

Lounge
14'1 x 10'10 (4.29m x 3.30m)

Kitchen/dining room
17'5 x 11'10 (5.31m x 3.61m)

Stairs to first floor landing

Bedroom one
14'1 x 11'10 (4.29m x 3.61m)

Bedroom two
11'10 x 9'10 (3.61m x 3.00m)

Bathroom

Stunning Garden



Floor Plan



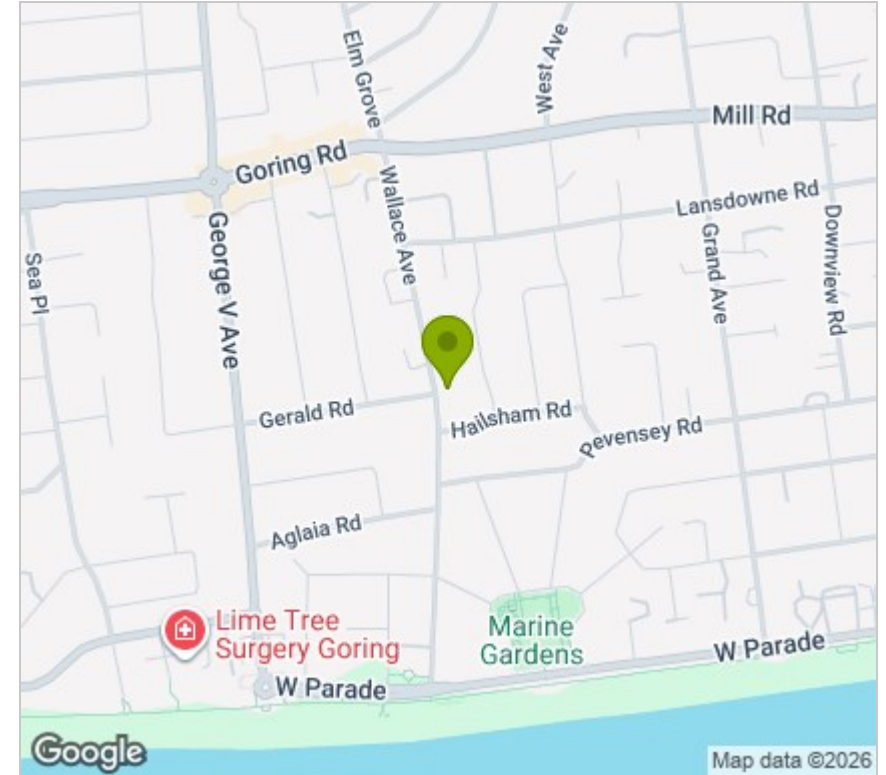
Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

