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TBC





**\*\* Guide Price £1,000,000 - £1,200,000 \*\***

We are delighted to offer this charming and character-filled four-bedroom detached family home, beautifully renovated to combine period elegance with modern living, and ideally positioned in a highly sought-after Worthing location close to the golf course, with access onto Longlands.

This exceptional detached residence presents a rare opportunity to acquire a truly special family home, available for the first time in many years. It has been beautifully renovated by the current owners, blending character and charm with a contemporary twist.

Internally, the home offers spacious and versatile accommodation, rich in character and thoughtfully updated throughout. The impressive triple-aspect living room is flooded with natural light and features an attractive fireplace, creating a warm and inviting atmosphere. A formal dining room with a striking walk-around fireplace flows seamlessly into the stylish re-fitted kitchen/breakfast room, complete with a central island and integrated appliances, perfect for modern family living and entertaining.

Additional ground floor benefits include a study or fifth bedroom, a utility room, a contemporary shower room, and a unique dog cleaning room with bath facilities. A standout feature is the full-width garden extension, boasting sliding windows that open onto the expansive rear garden, offering uninterrupted views and an ideal indoor-outdoor lifestyle.

Upstairs, there are four generously sized double bedrooms and a beautifully re-fitted family bathroom with both bath and separate shower. There is also potential to create an en-suite to the principal bedroom, subject to requirements.

Externally, the property continues to impress with ample off-road parking, a garage, and a magnificent rear garden extending over 200 feet. The garden has been thoughtfully landscaped with multiple seating areas, water features, and entertaining spaces, leading to a hidden woodland area, an enchanting and private retreat perfect for relaxation or family enjoyment.

Situated in a prestigious area of Worthing, the property benefits from excellent transport links to Brighton & Hove, London, and beyond, making it ideal for both families and commuters alike.

## **Key Features**

- Detached character family home in a highly sought-after location
- Close to the golf course, with picturesque views over the garden and access onto Longlands
- Beautifully renovated throughout, blending charm with modern living
- Triple-aspect living room with feature fireplace
- Stunning kitchen/breakfast room with central island and integrated appliances
- Versatile accommodation including study/fifth bedroom and ground floor shower room
- Impressive full-width garden room with sliding windows
- Four spacious double bedrooms with potential for en-suite to principal
- Extensive landscaped rear garden exceeding 200ft with woodland area
- Council Tax Band G | EPC Rating TBC



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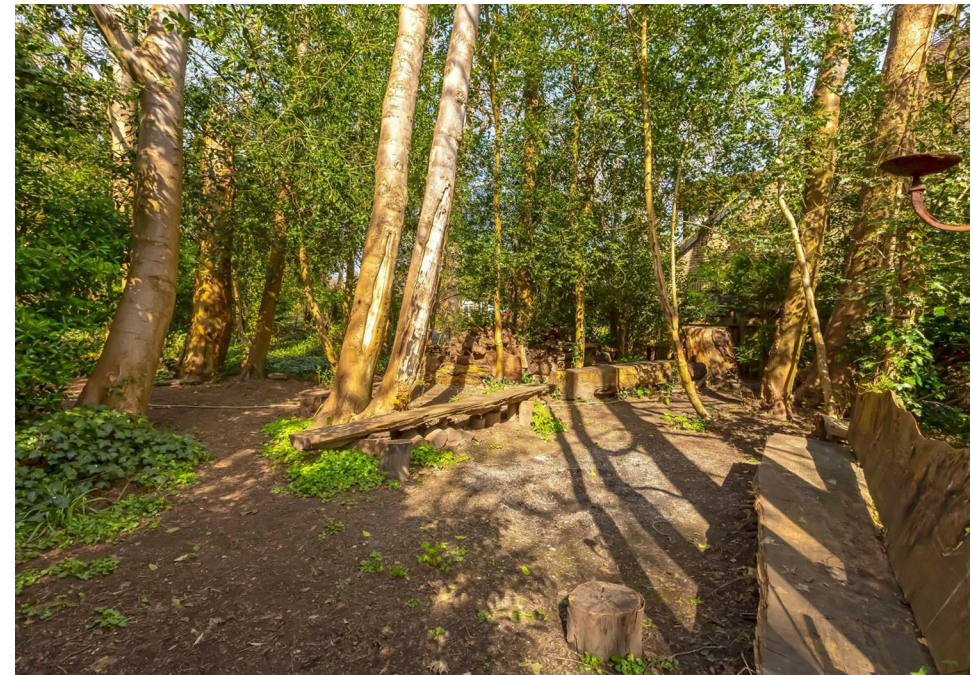
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# Floor Plan Fourth Avenue



Total area: approx. 241.4 sq. metres (2598.2 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(59-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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