



PEAR
PROPERTIES



First Avenue, Worthing
Worthing

Guide Price £1,300,000



First Avenue

Worthing, Worthing

Exceptional five bedroom detached home in Charmandean. Luxury kitchen, multiple en-suites, gym, sauna, hot tub, landscaped garden with golf club access, double garage and ample parking. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Exceptional Detached House In Desirable Charmandean
- Landscaped Garden Backing On To Worthing Golf Club
- Master Bedroom With Walk-In Wardrobe & En-Suite
- Modern Open Plan Kitchen / Dining Room With Bi-Fold Doors
- Five Spacious Bedrooms
- Family Bathroom, Two En-Suites & Downstairs WC
- Sauna, Gym & Hot Tub
- Detached Garage & Parking
- Lots Of Flexibility For Home Working With Home Office Options
- Please Take A Look At Our Virtual Tour & Walk Through Video



Kitchen / Dining Room

32' 6" x 13' 7" (9.90m x 4.15m)

Spacious kitchen / dining room with bi-fold doors opening onto the rear garden.

Living Room

24' 3" x 13' 10" (7.39m x 4.22m)

Triple aspect living room featuring a log burner and dual-sided fish tank

Reception Room

13' 1" x 11' 3" (3.99m x 3.43m)

Bright dual aspect second reception room

Office / Bedroom

11' 3" x 7' 0" (3.43m x 2.13m)

Ground floor office space or additional bedroom

Downstairs WC

5' 10" x 3' 6" (1.79m x 1.06m)

Downstairs WC with hand wash basin and heated towel rail

Bedroom One

11' 4" x 14' 10" (3.46m x 4.51m)

Master bedroom featuring a bay window, flowing into the walk-in wardrobe space and en-suite bathroom.

Walk-in Wardrobe

11' 3" x 8' 2" (3.43m x 2.48m)

A walk-in wardrobe extending off the master bedroom

En-suite One

12' 5" x 9' 5" (3.78m x 2.87m)

Fully tiled modern en-suite comprising bath, walk in shower, WC, hand wash basin and heated towel rail

Bedroom Two

11' 4" x 13' 2" (3.46m x 4.02m)

Spacious double bedroom with built in wardrobes, en-suite and window overlooking rear garden



En-suite Two

7' 4" x 4' 6" (2.24m x 1.37m)

En-suite off the second bedroom, featuring a walk-in shower, hand wash basin, WC, and heated towel rail.

Bedroom Three

13' 9" x 11' 3" (4.18m x 3.43m)

Bright third double bedroom with space for wardrobes

Bedroom Five

6' 11" x 10' 2" (2.12m x 3.10m)

Bedroom Four

11' 5" x 10' 3" (3.48m x 3.12m)

Fourth bedroom overlooking the rear garden

Bathroom

8' 4" x 5' 11" (2.53m x 1.80m)

Modern bathroom comprising walk in shower, WC, hand wash basin and heated towel rail

Bar/ Gym

16' 0" x 18' 8" (4.88m x 5.68m)

Sauna

6' 6" x 6' 6" (1.97m x 1.97m)

Garden

Beautifully landscaped rear garden, featuring paved patio area, decked area with hot tub, gym and sauna. Direct access to Worthing Golf Club

DOUBLE GARAGE

2 Parking Spaces

Pitched roof detached double garage.

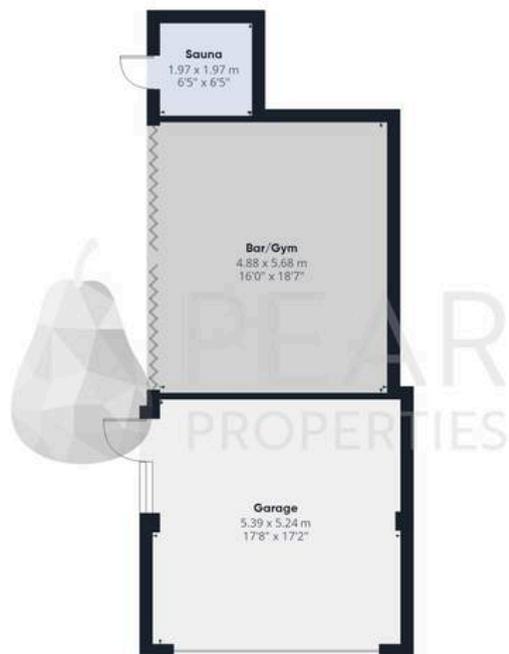




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

293.4 m²

3159 ft²

Reduced headroom

0.1 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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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