

Pines Avenue, Worthing, BN14 9JG

Guide Price **£475,000**

Jacobs | Steel









Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Semi Detached House
- Three Good Size Bedrooms
- Open Plan Kitchen/Diner
- Lounge With Log Burner
- Conservatory
- Ground Floor W.C
- Exceptional West Facing Garden
- Car Port & Garage
- Outbuilding
- Chain Free

This beautifully presented semi-detached house offers three good-sized bedrooms and is ideally situated, boasting an exceptional west-facing garden perfect for enjoying the afternoon and evening sun. Being sold chain free





INTERNAL

Upon entering the property, you are welcomed into a bright and inviting lounge, creating a comfortable space to relax, complete with a feature log burner. The heart of the home is the open-plan kitchen/diner, offering a versatile space ideal for both everyday family living and entertaining guests. Adjacent to the kitchen is the conservatory, providing an additional reception area flooded with natural light and offering seamless access to the rear garden. A convenient ground floor WC further enhances the practicality of the home.

Upstairs, the property offers three well-proportioned bedrooms, with the two larger rooms benefiting from a full range of fitted wardrobes. The larger-than-average family bathroom offers both a separate shower and bath, along with a built-in airing cupboard.

EXTERNAL

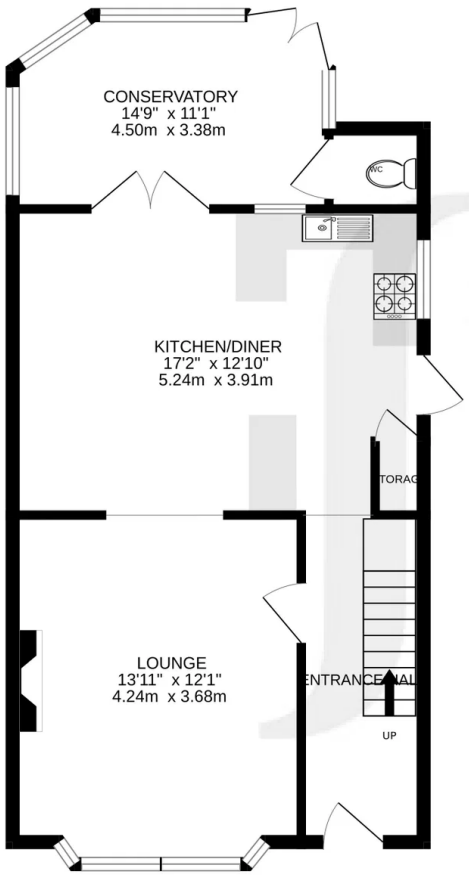
To the front, the property benefits from a paved driveway providing off-road parking for multiple vehicles. A car port runs along the side of the house, leading to an extended garage, offering excellent additional parking and storage solutions.

The exceptional west-facing rear garden is a true highlight of the home, having been lovingly cultivated over more than 20 years to create a wonderful outdoor oasis. Perfect for al fresco dining, gardening, or simply unwinding, the garden features a secluded patio area directly off the rear of the property, stepping down to a generous lawn bordered by well-established plants, trees, and shrubs. At the far end of the garden, a hidden outbuilding currently serves as a gym and workshop, providing excellent versatility.

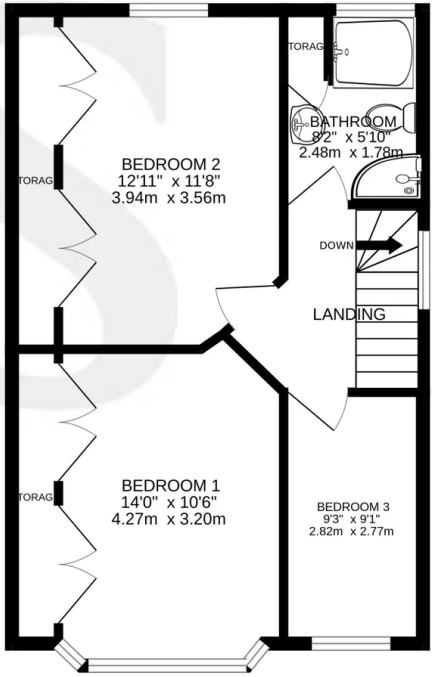
SITUATED

Located in the highly desirable Charmandean area, this home enjoys easy access to Lyons Farm Retail Park and a range of local amenities. Broadwater Village is less than a mile away, while Worthing town centre—with its vibrant selection of shops, restaurants, pubs, cinemas, and leisure facilities—is around 2 miles from the property. Worthing railway station is approximately 1.6 miles away, and regular bus services are within easy reach.

GROUND FLOOR

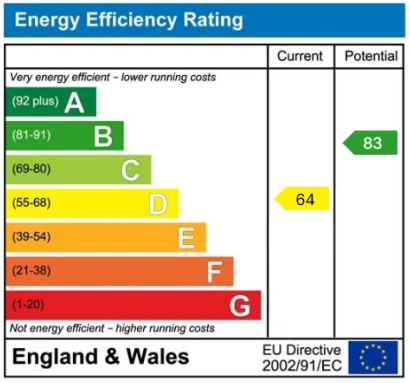


1ST FLOOR









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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