



- **DETACHED FAMILY HOME**
- **THREE DOUBLE BEDROOMS, TWO BATHROOMS**
- **17'6 SOUTHERLY CONSERVATORY**
- **LANDSCAPED SOUTH FACING REAR GARDEN**
- **GARAGE AND OFF ROAD PARKING**
- **EXCELLENT PRESENTATION THROUGHOUT**



**Central Avenue**  
Worthing BN14 0DR

**Guide Price £685,000**

A superb opportunity to purchase this spacious detached family home leading up to Cissbury Ring in the South Downs national park and being in the Vale school catchment. Accommodation comprises of a porch, large entrance hall, lounge, conservatory, kitchen, utility room, three double bedrooms, two bathrooms and a separate cloakroom. Outside there is a South facing landscaped rear garden and a block paved driveway providing off road parking for several cars to the front. There is also a garage to the side. Having seen so many recent improvements this property is presented to a very high standard and internal viewings are strongly recommended.

**Entrance Porch** 10' 0" x 2' 7" (3.05m x 0.79m)

Brick base with a double glazed door and double glazed windows to the front and side.

**Entrance Hall** 21' 0" x 6' 3" (6.40m x 1.90m)

Double glazed window to the side. Under stairs storage space. Airing cupboard. Single panel radiator.

**Lounge** 17' 7" x 12' 0" (5.36m x 3.65m)

Double glazed sliding door leading to the conservatory. Double glazed window to the side. Gas, coal effect fire with ornamental surround. Double panel radiator.

**Conservatory** 17' 6" x 7' 10" (5.33m x 2.39m)

Double glazed, double opening doors to the rear garden. Double glazed windows to three sides. Double panel radiator.

**Kitchen** 9' 10" x 8' 6" (2.99m x 2.59m)

Double glazed window to the rear. Roll edge worktops with inset one and half bowl, single drainer sink unit with mixer tap. Range of base units and drawers with matching wall mounted cupboards. Four ring induction hob with stainless steel extractor hood over. Built in double oven. Space and plumbing for a washing machine. Vertical radiator. Inset ceiling spot lights.

**Utility room / Sun Room** 10' 0" x 7' 6" (3.05m x 2.28m)

Double glazed door to the rear garden. Double glazed windows to three sides. Spaces for a fridge freezer and tumble dryer.

**Bedroom 3 / Sitting Room** 15' 1" x 11' 0" (4.59m x 3.35m)

Double aspect room with double glazed windows to the front and side. Double panel radiator.

**Shower Room** 6' 2" x 6' 2" (1.88m x 1.88m)

Double glazed window to the side. Double width walk in shower. Wash hand basin with drawers below. Heated towel rail.

**Cloakroom**

Double glazed window to the side. Low level WC.

**First Floor Landing** 7' 0" x 6' 2" (2.13m x 1.88m)

**Bedroom 1** 15' 1" to wardrobe front x 12' 0" (4.59m x 3.65m)

Double glazed windows to the side and rear. Range of fitted wardrobes. Door to walk in eaves storage space. Double panel radiator.

**Bedroom 2** 15' 1" x 11' 0" (4.59m x 3.35m)

Double aspect room with double glazed windows to the front and side. Range of matching wardrobes, drawers and top boxes. Double panel radiator.

**Shower Room** 8' 1" x 6' 2" (2.46m x 1.88m)

Two double glazed windows to the side. Corner shower cubicle. Low level WC. Wash hand basin with vanity cupboard below and matching drawers. Heated towel rail. Inset ceiling spot lights.

**Garage** 18' 5" x 8' 3" (5.61m x 2.51m)

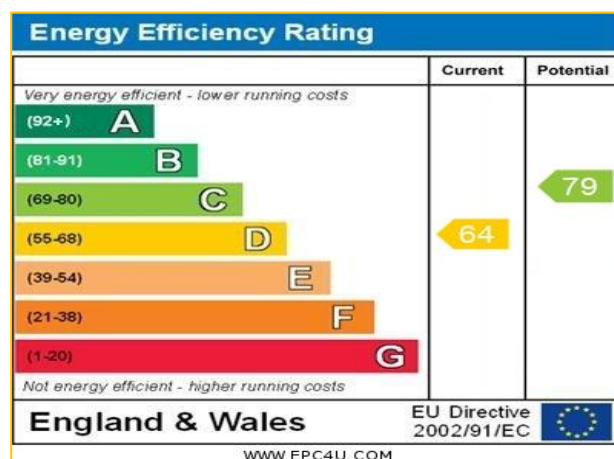
Up and over door, power and light.

**Rear Garden**

Being of a Southerly aspect with a paved patio and an area of lawn.

**Front garden**

Block paved driveway providing off road parking for several cars. Additional area of lawn to the side with shrub borders.





**traditional values** modern thinking