



8 Grand Avenue, Worthing, BN11 5AN  
Guide Price £745,000



A beautifully presented and skillfully extended four bedroom family home with the accommodation covering three floors and GARDEN STUDIO. Available CHAIN FREE and Located in this highly sought after location within 500 yards of WEST WORTHING SEAFRONT and with the West aspect of the home giving SEA VIEWS. The accommodation briefly comprises, storm porch, hallway, dining hall/ reception room, modern refitted kitchen/breakfast room, dining room, extended living room with Bi fold doors to garden, cloakroom Wc and utility room. To the first floor there are three double bedrooms and bath/shower room/Wc and to the second floor there is an 18ft bedroom with sea views and 10ft shower room/Wc. Externally there is a modern and low maintenance rear garden with cedar clad Studio / home office, Westerly aspect terrace and private driveway.

- Sea Views & Chain Free
- Detached Family Home
- Four Bedrooms
- Modern Interior
- Home Office /Studio
- Modern Refitted Kitchen
- Utility Rm Wc
- West Worthing



### Storm Porch

Original door opening to porch. Double glazed door opening to the rear garden. Wood floor leading to the inner hall.

### Inner Hall

Wood floor. Staircase to first floor. Under stairs built in cupboard with wood surface. Radiator. Dado rail.

### Dining Hall / Reception Room

4.34 x 3.02 (14'3" x 9'11")

With a double glazed door providing an additional entrance. Wood Floor. Part panelled walls. Radiator.

### Cloakroom/Wc and Utility Room

2.08 x 2.06 (6'10" x 6'9")

Work surface with inset circular sink. Space for washing machine and tumble dryer. Fitted base and wall cupboards. Inset spotlights. Low level flush Wc. Double glazed obscure glass window. Chrome towel radiator. Modern floor tiles.

### Refitted Kitchen/Breakfast Room

5.33 x 3.48 (17'6" x 11'5")

A spacious kitchen with Westerly aspect double glazed double doors and windows either side opening to West aspect sun terrace. Comprising of an excellent range of work surfaces with inset butler sink. Fitted cupboards and drawers with matching wall units. Integrated fridge/freezer and dishwasher. Fitted electric range style cooker with double oven and extractor above. Wine rack. Wall mounted vertical radiator. Wood floor. Opening to the dining room.

### Dining Room

3.35 x 3.10 (11'0" x 10'2")

Feature fireplace. Dado rail. Opening to living room.

### Extended Living Room

5.59 x 3.66 (18'4" x 12'0")

A feature room with roof lantern and five pane Bi fold

doors over looking and leading to the rear garden.

Wood floor. Dado rail. Inset spotlights. Radiator.

### First Floor Landing

Double glazed obscure glass window. Staircase rising to the second floor. Central heating controls. Dado rail.

### Bedroom Two

5.21 x 3.48 (17'1" x 11'5")

Westerly aspect double glazed window with sea views. Feature fireplace. Radiator.

### Bedroom Three

3.48 x 3.10 (11'5" x 10'2")

East aspect double glazed window with sea views. Feature fireplace. Radiator.

### Bedroom Four

3.10 x 2.97 (10'2" x 9'9")

Westerly aspect double glazed window with sea views. Radiator.

### Family Bath / Shower Room / Wc

3.05 x 2.06 (10'0" x 6'9")

Suite comprising tile enclosed bath with central tap and shower attachment, step in shower cubicle with chrome shower fitting and controls, vanity wash hand basin with cupboards under and concealed cistern Wc. Part tiled walls.

### Second Floor Landing

Doors to

### Master Bedroom

5.56 Max x 4.72 Max Narrows to 3.18 (18'3" Max x 15'6" Max Narrows to 10'5")

A westerly aspect room with double glazed window giving sea views. Radiator. Two access doors to eaves. Velux window. Fitted double cupboard.

### Shower Room/Wc

3.10 x 2.01 (10'2" x 6'7")

Suite comprising shower with glass screen and large rainwater shower fitting and wall mounted controls, Vanity sink with drawers under and concealed cistern wc. Double glazed window. Chrome towel radiator. Part tiled walls. Inset spotlights. Two access doors to eaves.

### Private Driveway

Providing off road parking.

### Westerly Aspect Terrace

Feature paved terrace enclosed by a low wall.

### Rear Garden

Artificial lawn with deck nearer the house. Pathway to the side of the property. Outside lighting.

### Home Office / Studio

A modern Cedar clad insulated studio with double glazed doors and windows with power and lighting.

### Required Information

Council tax band: F

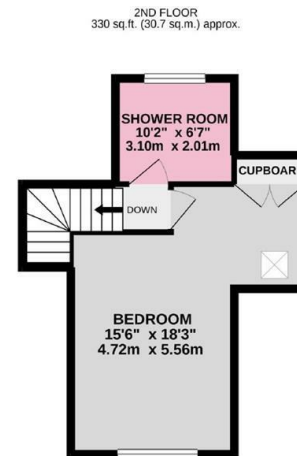
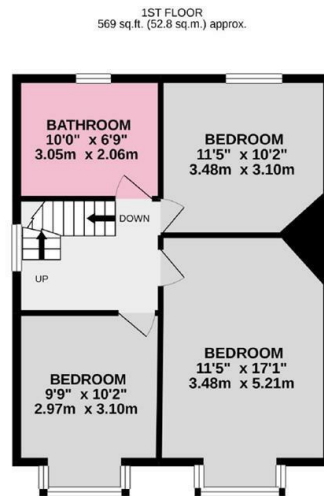
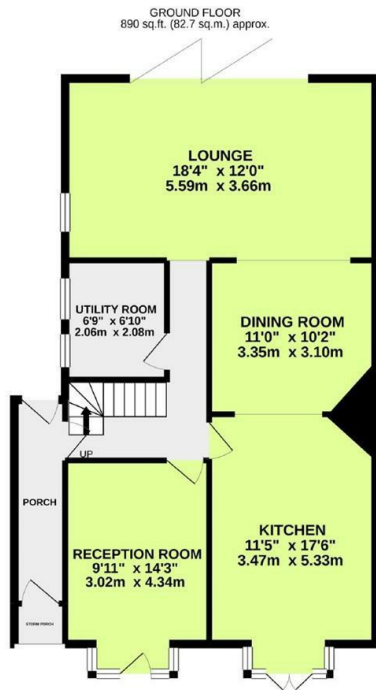
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Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.









TOTAL FLOOR AREA : 1789 sq.ft. (166.2 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

