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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



4 Wiston Avenue, Worthing, BN14 7QL

Guide price £450,000

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4 Wiston Avenue

Worthing, BN14 7QL

- Attractive Family Home
- Stunning Kitchen/Diner With Bi Folding Doors
- Ground Floor W/C
- Beautifully Presented Throughout
- Resin Driveway
- Three Bedrooms
- Bay Fronted Living Room
- Modern Family Bathroom With Shower & Bath
- Private Rear Garden
- Garage With Personal Door To Garden

**** Guide Price £450,000 - £475,000 ****

We are delighted to offer for sale this attractive family home positioned within an incredibly enviable location in Broadwater, just a short stroll from the village shops.

The accommodation comprises entrance hall, bay fronted living room with feature log burner, and a stunning kitchen/dining room fitted with a range of base and eye level units, integrated appliances and breakfast bar. Bi-folding doors open directly onto the rear garden, and there is also a ground floor W/C.

To the first floor are three bedrooms, two of which are doubles, with one benefiting from mirrored fitted wardrobes, along with a modern family bathroom fitted with both a bath and separate shower.

Externally, to the front is a stylish resin driveway providing off-road parking for several vehicles, leading to the garage with a personal door to the rear garden.

The private rear garden is predominatley laid to lawn with seating area leading down to a picket fence which houses a vegatable patch with green house.

Internal viewing is highly recommended to fully appreciate the quality of accommodation, excellent presentation and enviable location this wonderful family home has to offer.

Situated in Wiston Avenue, close to a range of shopping facilities at Broadwater Street West, the property is also near to Worthing town centre with a more comprehensive and wider choice of bars, shops and restaurants. The mainline railway station can be found approximately two miles distant, and bus services pass the surrounding district.





Entrance Hall

Bay Fronted Living Room 13'3 x 11'9 (4.04m x 3.58m)

Stunning Kitchen/Diner With Bi Folding Doors
18'3 x 16'8 (5.56m x 5.08m)

Ground W/C

Stairs To First Floor

Bay Fronted Bedroom One 12'3 x 11" (3.73m x 3.35m)

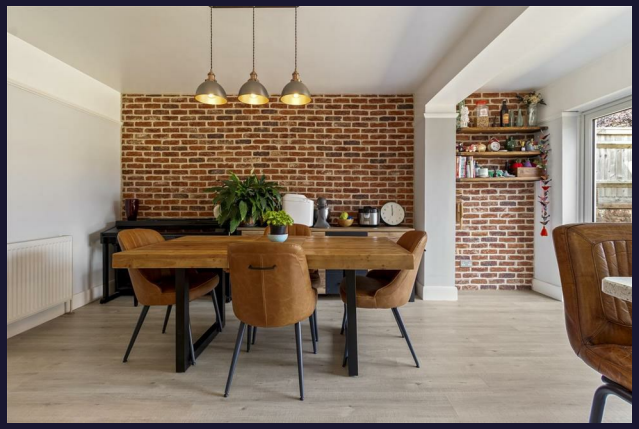
Bedroom Two With Fitted Wardrobe
12" x 8'8 (3.66m x 2.64m)

Bedroom Three 8'1 x 7'5 (2.46m x 2.26m)

Modern Fitted Family Bathroom

Garage















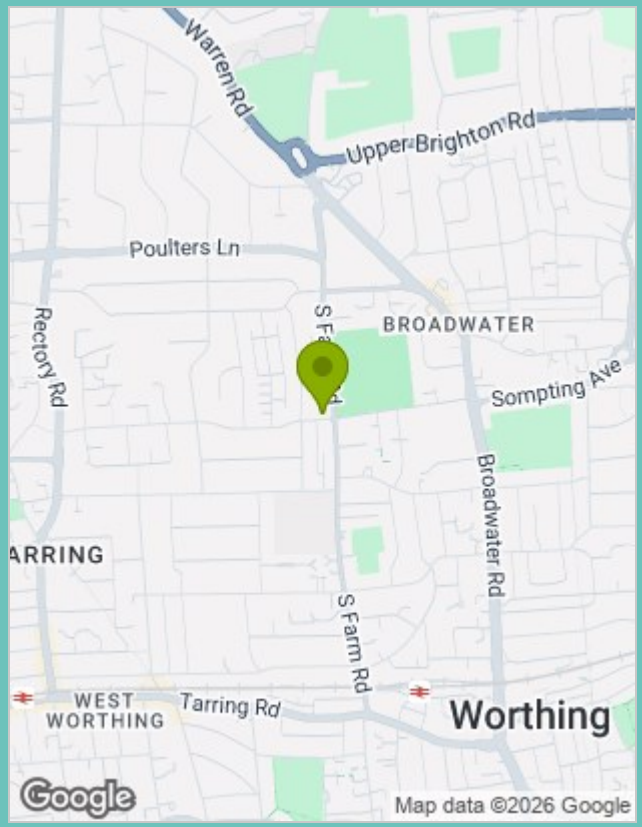




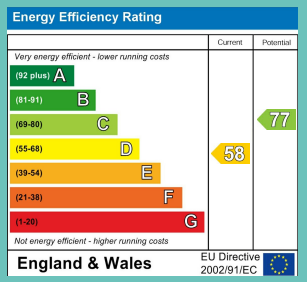
Floor Plans



Location Map



Energy Performance Graph



Please contact our Broadwater Office on 01903 958282
if you wish to arrange a viewing appointment for this property or require further information.

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All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.