



9 Wallace Avenue, Worthing, BN11 5RA

Guide price £600,000



9 Wallace Avenue

, Worthing, BN11 5RA

- Detached house
- 150 yards from West Worthing seafront
- Separate lounge
- Bathroom & w/c
- Garage
- Three double bedrooms
- Modern kitchen/dining room
- Ground floor w/c
- Ample off road parking
- West facing rear garden

Guide Price **£600,000 to £625,000**

We are delighted to offer this well presented three-bedroom detached family home, situated just 150 yards from West Worthing seafront. The property features a spacious lounge, a modern open-plan kitchen/dining room, three double bedrooms, a family bathroom, separate WC and a ground floor cloakroom. Further benefits include a garage, ample off-road parking and a beautifully maintained West-facing rear garden, making this an ideal coastal home.

The entrance hall provides access to a ground floor WC, understairs storage with plumbing for a washing machine, and stairs to the first floor. The bright lounge opens into a stylish kitchen/dining room, fitted with modern units, integrated appliances, a breakfast bar and double doors leading to the rear garden.

Upstairs are three generous double bedrooms, two with fitted wardrobes, a modern family bathroom, separate WC, airing cupboard and loft access.

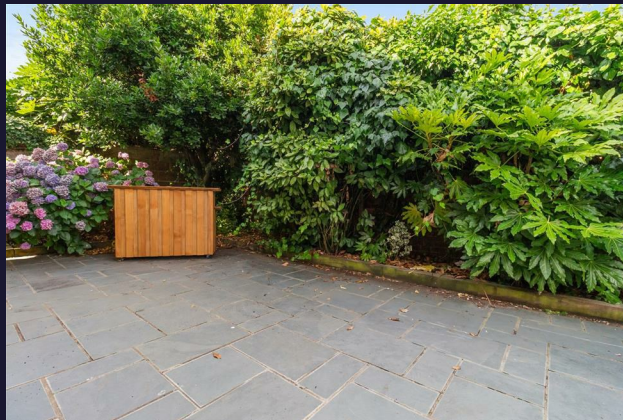
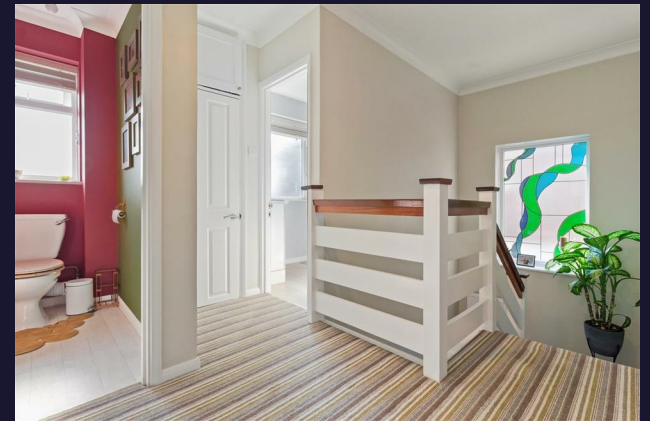
A block-paved driveway provides ample off-road parking and leads to the garage with electric roller door, power and lighting. The attractive west-facing rear garden is mainly paved for low maintenance, with mature flower and shrub borders and gated side access.

Located in the sought-after West Worthing area, the property is just moments from the seafront and within easy reach of Goring Road's shops, cafés and local amenities. Worthing town centre is approximately 1.1 miles away, while West Worthing railway station and regular bus services provide excellent transport links.



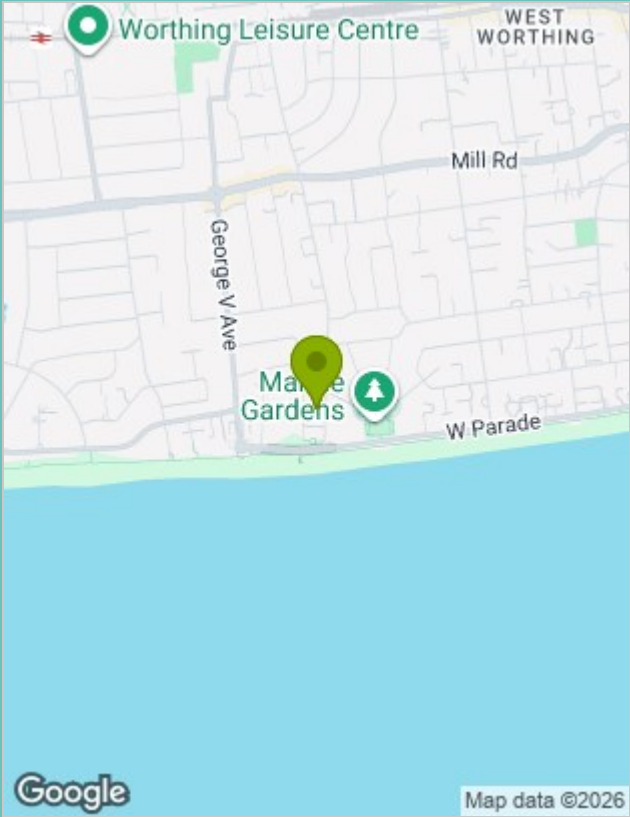
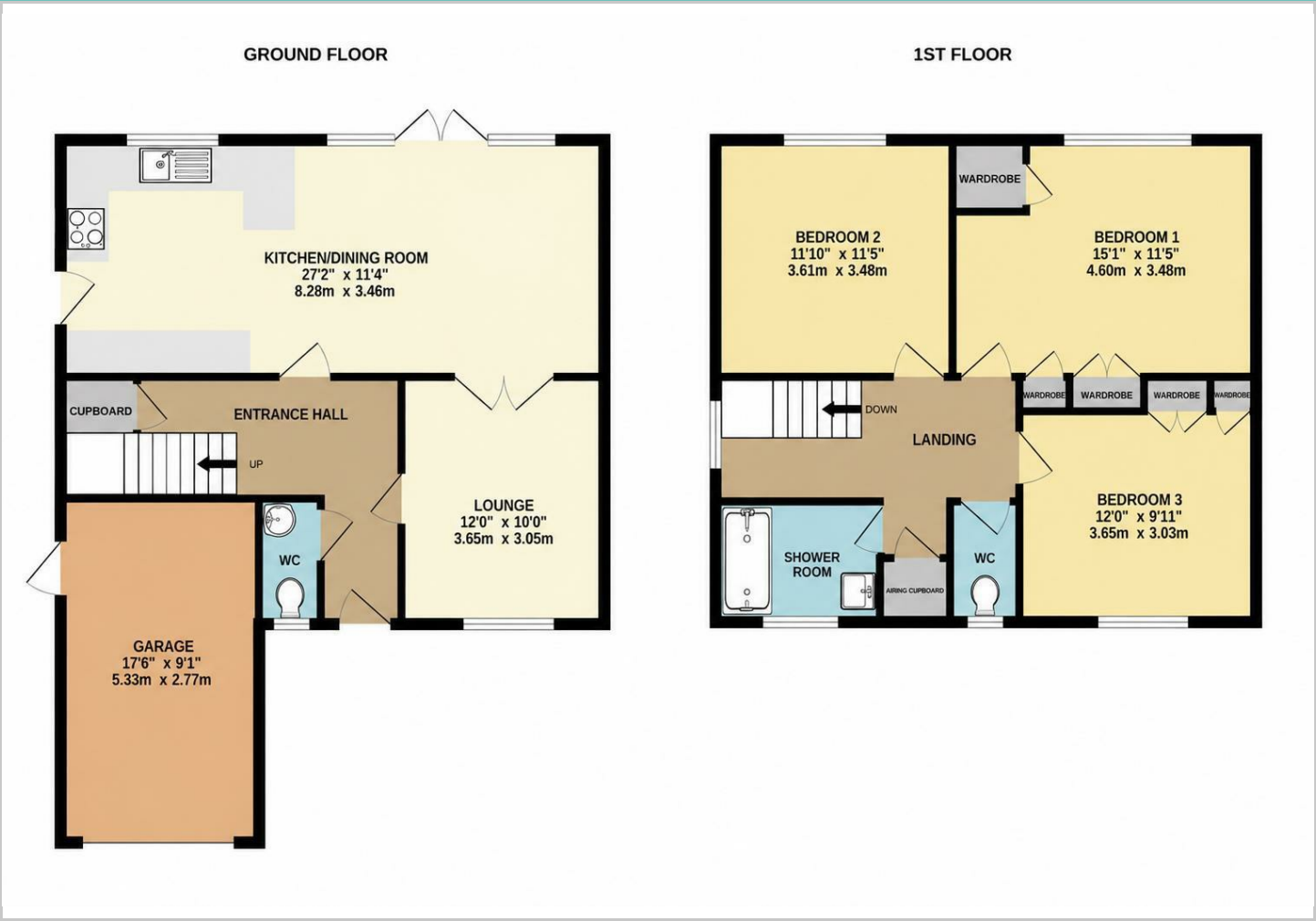
Entrance hall
Lounge
Kitchen/dining room
Ground floor w/c
Stairs to first floor
Bedroom
Bedroom
Bedroom
Shower room
Separate w/c
Garage



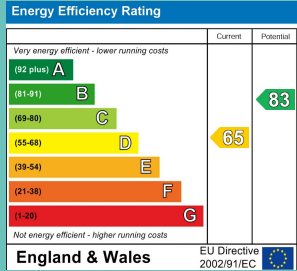


Floor Plans

Location Map



Energy Performance Graph



Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.