



**Wallace Avenue, Worthing, BN11**  
**£625,000**



**Property Type:** Detached House

**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 2

**Tenure:** Freehold

**Council Tax Band:** E

- Detached House
- Three Double Bedrooms
- 150 Yards From West Worthing Seafront
- Modern Kitchen/ Dining Room
- Separate Lounge
- Ground Floor WC
- Bathroom & WC
- Ample Off Road Parking & Garage
- West Facing Rear Garden
- Vendors Found

We are delighted to bring to the market this well presented detached house, ideally situated just 150 yards from West Worthing seafront. The property offers three generously sized double bedrooms, a spacious lounge and a modern open-plan kitchen/dining room, perfect for contemporary family living and entertaining. Additional accommodation includes a family bathroom and a convenient ground floor WC. Externally, the property benefits from ample off-road parking, garage, and a beautifully maintained west-facing rear garden ideal for enjoying afternoon and evening sunshine. This fantastic location combines coastal living with excellent local amenities, making it a superb opportunity for a range of buyers.





## INTERNAL

From the entrance hall, there is access to a convenient ground floor WC, along with stairs rising to the first floor. Beneath the stairs is a useful storage cupboard with space and plumbing for a washing machine. The lounge overlooks the front garden and is accessed via a door from the entrance hall, with opening leading through to the impressive open-plan kitchen/dining room. The kitchen is fitted with a range of modern wall and base units incorporating a breakfast bar, along with integrated eye-level double oven and grill, microwave, and induction hob with extractor hood above. There is also a sink with drainer and mixer tap, plus additional space for a fridge freezer and slimline dishwasher. The dining area provides ample space for a table and chairs, making it ideal for family meals and entertaining, and benefits from double doors opening onto the rear garden, allowing for plenty of natural light. On the first floor, there are three well proportioned double bedrooms, two of which benefit from built-in/fitted wardrobes. The modern family bathroom comprises a bath with shower over and glass screen, along with a wash basin set within a vanity unit providing storage beneath. There is also a separate WC, airing cupboard and loft hatch with pull down ladder completing the first-floor accommodation.

## EXTERNAL

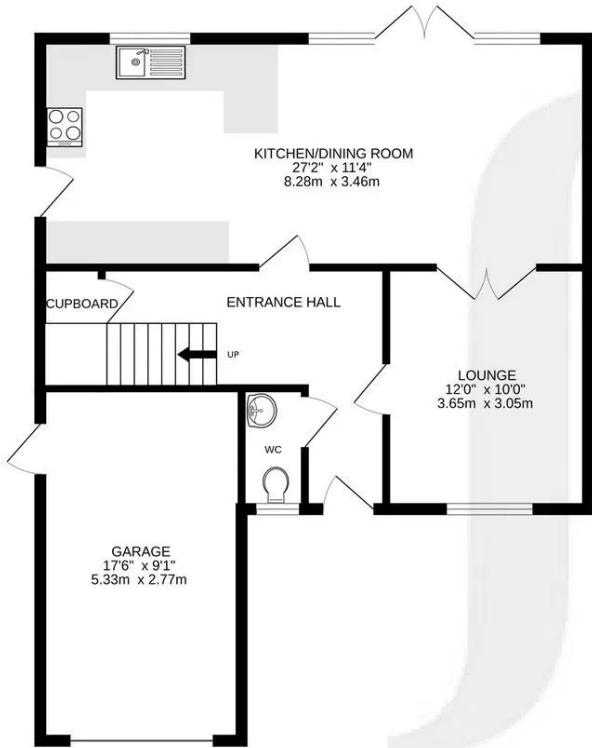
The front garden is predominantly laid to block paving, providing a generous driveway leading to the garage and offering ample off-road parking for multiple vehicles. There is also a patio seating area and an additional shingled section, creating an attractive and low-maintenance frontage. The garage benefits from an electric roller door, as well as power and lighting. The west-facing rear garden is mainly laid to paving for ease of maintenance and enjoys a sunny aspect throughout the afternoon and evening. It is beautifully complemented by an array of mature floral and shrub borders, with gated side access leading to the front of the property.

## SITUATED

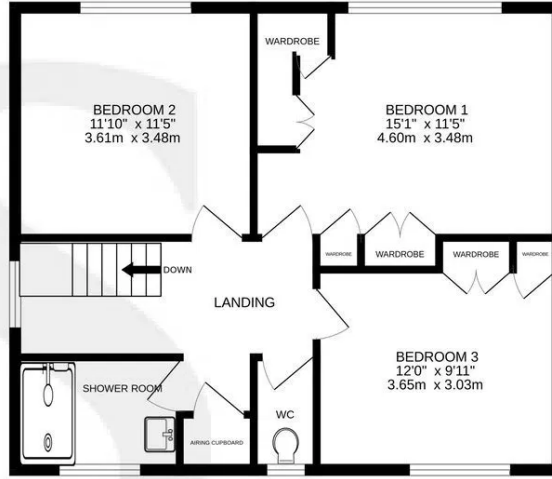
Situated in the highly sought-after area of West Worthing, the property is less than 150 yards from West Worthing seafront, offering an enviable coastal lifestyle. Regular bus routes run along Wallace Avenue, while Goring Road Shops located at the top of the road provides a range of everyday amenities including coffee shops, convenience stores, a pharmacy and banks. A local post office can also be found on George V Avenue, approximately 0.5 miles away. Worthing town centre is approximately 1.1 miles from the property and offers a comprehensive selection of shopping facilities, restaurants, pubs, cinemas, theatres and leisure amenities. The nearest railway station is West Worthing, located around one mile away, providing convenient transport links to surrounding areas.



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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Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	