

Grand Avenue, Worthing

In Excess of £1,250,000



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This impressive five-bedroom, three-bathroom detached house offers a perfect blend of classic elegance and modern comfort, set within beautifully landscaped grounds. The expansive layout includes three generous reception rooms, each boasting unique features such as traditional fireplaces, large bay windows, and elegant wood panelling, creating a warm and inviting atmosphere throughout. The heart of the home is the bright open-plan kitchen and dining area, complete with a spacious breakfast bar, integrated appliances, and ample natural light from large windows. Multiple living areas provide versatile spaces for relaxation and entertaining, with sliding doors offering seamless access to the stunning gardens. Each bedroom is thoughtfully designed with built-in wardrobes, large windows, and soft, neutral décor, ensuring a relaxing and airy feel. The bathrooms are equally luxurious, featuring modern walk-in showers, spacious bath-tubs, decorative tiles, and well-appointed vanity units, all enhanced by natural light and period details.

The property's external features are equally impressive, with an extensive, well-maintained garden that serves as a tranquil retreat. Mature trees, lush greenery, and a decorative fountain create a serene outdoor setting, complemented by multiple seating areas and a paved patio perfect for al fresco dining or entertaining guests. Two detached garages with period-style design provide convenient off-road parking and additional storage options. The landscaped gardens include brick outbuildings and meandering pathways, offering both practicality and visual appeal. Period features such as a decorative glass front door, classic staircases, and intricate wood panelling continue the theme of timeless character indoors.



Entrance Hall

17' 5" x 8' 10" (5.30m x 2.70m)

Solid Oak wood front door leading in to grand entrance hall with feature wood panelling and stairs leading to first floor.

Formal Sitting Room

23' 7" x 15' 9" (7.20m x 4.80m)

A beautifully proportioned principal reception room, showcasing an elegant bay window with two further windows, offering triple aspect that floods the space with natural light while offering attractive views over the gardens. The room exudes warmth and character, centred around a striking feature fireplace with a traditional surround, creating an inviting focal point for cosy evenings.

Dining Room

12' 4" x 16' 1" (3.75m x 4.90m)

A magnificent formal dining room, rich in character and ideal for entertaining. Beautiful oak wall panelling creates an impressive backdrop, complemented by an elegant feature fireplace that serves as the room's focal point. A large leaded bay window fills the space with natural light, enhancing the warm and inviting atmosphere while offering attractive views over the garden. Generously proportioned, the room comfortably accommodates a substantial dining table, making it perfect for hosting family gatherings and dinner parties. Traditional detailing, including decorative coving, high ceilings and bespoke woodwork, combines with the room's classic proportions to create a timeless and sophisticated setting, with door providing a seamless flow into the adjoining reception room.

Lounge / Sun Room

18' 1" x 16' 9" (5.50m x 5.10m)

A superb secondary sitting room, offering a bright and versatile living space with a wonderful connection to the garden. The room enjoys uninterrupted views across the beautifully landscaped front garden. Further door leads in to kitchen.





Kitchen

17' 5" x 8' 10" (5.30m x 2.70m)

A spacious and sociable kitchen/breakfast room, thoughtfully designed to form the heart of the home. Fitted with an extensive range of base and wall-mounted units, the kitchen offers generous worktop space alongside some integrated appliances with space for further appliances and ample storage to cater for busy family life. A central breakfast bar provides the perfect spot for casual dining, morning coffee or entertaining guests, while the dedicated breakfast area comfortably accommodates a family dining table, creating a versatile space for everyday living. The practical layout ensures excellent functionality, with plenty of room for food preparation and informal gatherings, while large windows allow natural light to flood the room. Conveniently positioned with access to the adjoining utility room and the rest of the ground floor accommodation, this welcoming kitchen seamlessly combines practicality with family-friendly living.

Utility Room

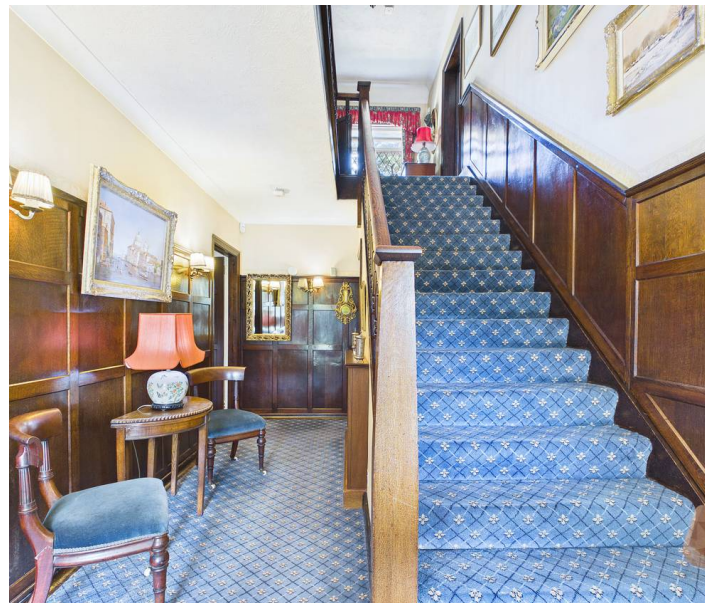
13' 9" x 8' 10" (4.20m x 2.70m)

A generously sized and highly practical utility room fitted with additional storage cupboards, providing excellent space for laundry appliances with plumbing for a washing machine and further white goods if required. The gas boiler is neatly housed here, making this an ideal functional space to keep the main kitchen clutter-free.

WC

6' 3" x 5' 3" (1.90m x 1.60m)

A spacious and well presented ground floor cloakroom comprising a low-level WC and wash hand basin. A useful storage cupboard provides excellent space for coats, shoes and household essentials, making this a practical addition for everyday family living.





Master Bedroom

17' 2" x 15' 10" (5.24m x 4.82m)

An impressive and generously proportioned master bedroom, flooded with natural light from its dual aspect windows to create a bright and airy retreat. The room benefits from an extensive range of fitted bedroom furniture, providing excellent wardrobe and storage space while maintaining a stylish and uncluttered feel. A door leads directly to the contemporary en-suite shower room.

En-Suite

6' 0" x 11' 0" (1.84m x 3.35m)

A fully tiled and well appointed en-suite comprising a generous double walk-in shower with both a rainfall shower head and separate handheld attachment. The suite is completed by a low-level WC, a wash hand basin set within a vanity unit providing useful storage beneath, and a heated towel radiator.

Bedroom 2

17' 0" x 12' 4" (5.19m x 3.75m)

A spacious double bedroom enjoying a large window overlooking the front aspect, allowing for an abundance of natural light. The room benefits from an extensive range of fitted bedroom furniture, including wardrobes, bedside units, a dressing table and a vanity wash hand basin.

Bedroom 3

16' 1" x 12' 3" (4.90m x 3.74m)

A further generously proportioned double bedroom featuring bay window overlooking the front aspect, filling the room with natural light. The room also benefits from built-in wardrobes, providing excellent storage.

Bedroom 4

10' 11" x 10' 5" (3.34m x 3.17m)

A well-proportioned double bedroom enjoying pleasant views over the rear garden. The room benefits from a range of fitted wardrobes and a built-in dressing table, maximising both storage and functionality. A door provides direct access to the Jack and Jill bathroom, making this an ideal guest room or bedroom for older children.





Bathroom

7' 5" x 10' 8" (2.27m x 3.24m)

Accessed from both the landing and bedroom four, this well-appointed Jack & Jill shower room offers both convenience and flexibility. The suite comprises a shower enclosure, low-level WC and a contemporary wash hand basin set within a vanity unit providing useful storage beneath.

Bedroom 5

11' 11" x 8' 11" (3.62m x 2.72m)

Currently utilised as a home office, this versatile room would equally serve as a comfortable fifth bedroom. A window overlooking the front aspect provides plenty of natural light, while the room benefits from a built-in wardrobe and fitted shelving, offering excellent storage and making it an ideal space for home working, hobbies or guest accommodation.

Bathroom

8' 10" x 5' 7" (2.70m x 1.70m)

A fully tiled family bathroom comprising a bath with shower over, vanity unit with inset wash hand basin and useful storage beneath and low-level WC.



Front Garden

A substantial west facing front garden provides an impressive approach to the property, beautifully landscaped with a wealth of mature trees, established shrubs and thoughtfully planted borders creating a private and tranquil setting. A charming pond adds to the sense of character and serenity, while a generous driveway provides ample off-road parking and a welcoming entrance to this exceptional home.

Rear Garden

The beautifully established rear garden is a wonderful private retreat, accessed via a charming pebble pathway leading from the front garden or gate access from the other side. Featuring a generous decked seating area, attractive palm trees and an array of mature shrubs and trees, the garden offers a superb blend of landscaped planting and versatile outdoor space. The main garden is predominantly laid to lawn with areas of paving providing ideal spaces for entertaining and relaxation. There is also convenient access to both garages, adding further practicality to this exceptional outside space.

Double garage

The property benefits from two substantial garages, offering excellent parking, storage and workshop potential. The first double garage is accessed directly from the front driveway and benefits from both power and lighting, providing a versatile space for vehicles, hobbies or additional storage. A second double garage is positioned to the rear of the property, also benefitting from power and lighting. This garage is accessed via a separate vehicular entrance from Lansdowne Road, creating the potential for an impressive in-and-out driveway arrangement. Although this access is not currently in use, it provides excellent flexibility and also allows convenient access to the rear garage.

Driveway

A generous driveway provides ample off-road parking for multiple vehicles, approached via attractive electric wrought iron gated access which adds both security and a sense of grandeur to the entrance of this impressive home.





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

328.8 m²

3537 ft²



Ground Floor Building 2



Ground Floor Building 3

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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