



- **DETACHED FAMILY HOME - CHAIN FREE**
- **5 BEDROOMS PLUS LOFT ROOM**
- **FOUR RECEPTION ROOMS**
- **KITCHEN/DINING ROOM AND UTILITY**
- **DOUBLE GLAZED CONSERVATORY**
- **GARAGE AND OFF ROAD PARKING**



Wallace Avenue
Worthing BN11 5RA

£700,000

A fantastic detached family home, close to the seafront, situated in the popular area of West Worthing providing local schools, mainline train station, shopping parade and within walking distance to Worthing promenade and beach. The property itself does require some modernisation but provides generous space and versatility. The accommodation comprises: living room, dining room, kitchen/breakfast room, utility room, GFC and double glazed conservatory. To the first floor there are five bedrooms, bathroom and separate WC. In addition a loft room provides study/hobby room or storage, accessed via stairs from smallest bedroom. To the front of the property there is off road parking, integral garage and gate to rear garden which is laid to lawn with mature trees and shrubs, timber gazebo, timber shed and garden pond. Internal viewing is strongly recommended to appreciate it fully. No ongoing chain.

Entrance Hall 15' 7" x 8' 1" (4.75m x 2.46m)

Multi pane glazed front door. Double glazed window to the front. Under stairs storage cupboard. Single panel radiator.

Lounge 16' 0" x 12' 10" (4.87m x 3.91m)

Double glazed leaded light bay window to the front with an additional leaded light double glazed window to the side. Fireplace with a tile surround, ornamental timber surround and slate hearth. Double panel radiator. Picture rail.

Dining Room 15' 0" x 12' 10" (4.57m x 3.91m)

Double opening glazed doors to the conservatory. Fireplace with a timber surround. Double panel radiator. Picture rail.

Conservatory 13' 10" x 11' 2" (4.21m x 3.40m)

Brick base with double glazed, double opening doors to the side. Double glazed windows to three sides. Double panel radiator.

Kitchen/Breakfast Room 17' 0" x 13' 5" Narrowing to 10' 0" (5.18m x 4.09m)

Two double glazed windows to the rear. Multi pain door giving access to the side. Roll edge worktops with inset stainless steel, one and a half bowl, single drainer sink unit with mixer tap. Range of base units and drawers with matching wall mounted cupboards. Five ring gas hob with stainless steel extractor unit above. Fitted oven with space for a microwave. Space for a fridge freezer. Single panel radiator.

Utility room / Lean to 19' 6" x 4' 3" (5.94m x 1.29m)

Multi pane doors to either end. Double glazed windows to the side. Glazed side door to the garage. Space and plumbing for a washing machine. Space for a tumble dryer.

Cloakroom

Low level WC. Wash hand basin with vanity cupboard below.

Split Level, First Floor Gallery Landing

Bedroom 1 16' 6" x 11' 7" (5.03m x 3.53m)

Double glazed bay window to the front giving sea views. Two double fitted wardrobes. Single panel radiator. Picture rail.

Bedroom 2 15' 0" x 11' 5" (4.57m x 3.48m)

Double glazed window to the rear. Wash hand basin with vanity cupboard below. Single panel radiator. Picture rail.

Bedroom 3 10' 9" x 10' 0" (3.27m x 3.05m)

Double glazed window to the rear. Wash hand basin with vanity cupboard below. Single panel radiator. Picture rail.

Bedroom 4 10' 9" x 9' 6" (3.27m x 2.89m)

Leaded light, double glazed window to the front. Single panel radiator. Picture rail.

Bedroom 5 10' 6" x 8' 4" (3.20m x 2.54m)

Leaded light double glazed window to the front. Single panel radiator. Timber steps.

Family Bathroom 8' 2" x 6' 8" (2.49m x 2.03m)

Part tiled with a double glazed window to the side. Corner bath with a mixer tap. Double width walk in shower cubicle with wall mounted controls. Wash hand basin with vanity cupboard below. Heated towel rail.

Cloakroom

Double glazed window to the side. Low level WC. Corner wash hand basin.

Loft Space 22' 5" x 9' 4" (6.83m x 2.84m)

Window to the rear. Potential office or hobby space and offering plenty of storage.

Garage 15' 3" x 8' 6" (4.64m x 2.59m)

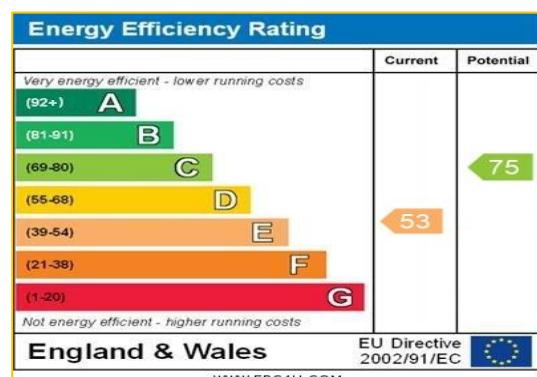
Glazed and timber double opening doors to the front. Door and window to the side. Power and light.

Rear Garden

Area of lawn with mature shrub borders. Paved patio area. Timber gazebo.

Front garden

Part paved providing off road parking. Area of lawn.



traditional values modern thinking



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