



PCM

£3,000 PCM

Wallace Avenue, Worthing

- Detached Family Home
- Bay-Fronted Living Room
- Downstairs Shower Room
- West Facing Rear Garden
- Ample Off-Road Parking
- Five Double Bedrooms
- Modern Kitchen/Breakfast Room
- Spacious Double Glazed Conservatory
- EPC Rating - C
- Council Tax Band - F

We are delighted to offer to the market this beautifully presented and recently decorated detached family home, ideally situated in this highly sought-after area in West Worthing, which is only a short walk from the seafront and has local shops, schools, parks, bus routes, and West Worthing station nearby. Accommodation comprises a bay-fronted living room, a spacious dining room, a large and modern kitchen/breakfast room with a separate utility room, a study/bedroom five, and a downstairs shower room. Upstairs, there are a further four double bedrooms, a family bathroom, and a separate WC. Other benefits include a spacious double glazed conservatory, two lean-to areas, a large west facing rear garden, and ample off-road parking.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

Robert Luff & Co
Sales | Lettings | Commercial





Accommodation

Front Garden
Off-road parking for multiple vehicles. Mature trees and bushes with planted boarders. Double glazed door to porch with lighting and double glazed windows. Front door to:

Entrance Hallway
Coving. Ceiling rose. Wall paneling. Radiator. Newly laid Karndean Da Vinci oak flooring. Strip wood door to:

Living Room 15'4" x 14'11" (4.69 x 4.55)
Newly laid Karndean Da Vinci oak flooring. Original coving and ceiling rose. Radiators. Leaded light double glazed bay windows with fitted shutters. Fireplace with log burner. Recess with shelving. Alarm system. Stripped wood sliding doors leading to:

Dining Room 15'8" x 13'11" (4.80 x 4.25)
Original coving and ceiling rose. Radiator. Leaded light double glazed double sliding doors leading to conservatory.

Kitchen/Breakfast Room 17'9" x 12'11" (5.42 x 3.95)
Coving. Dual aspect double glazed windows. Double radiators. Spotlights. White wall, base and draw units. Integrated split level oven. Space for dishwasher. Integrated fridge/freezer. Extended worktop breakfast bar. One and a half bowl basin and drainer. Four ring gas burner with overhead extractor fan. Utility cupboard. Under cupboard down lights. Understairs storage. Door to:

Lean-To
Door to front and rear of property. Tap. Lighting and power.

Downstairs Shower Room
Tiled floor. Wall mounted heated towel rail. Low level flush back to wall WC. Basin and vanity unit. Illuminated mirrored cabinet. Tiled splashbacks. Walk-in shower with rainfall head, separate attachment and wall mounted controls. Spotlights. Double glazed frosted window. Extractor fan.

Study/Bedroom Five 11'1" x 7'11" (3.38 x 2.43)
Leaded light double glazed windows with fitted shutters. Wood laminate flooring. Coving and ceiling rose. Radiator.

First Floor Landing
Stairs leading up. Double glazed window. Radiator. Coving. Ceiling rose. Paneling. Linen cupboard with boiler and shelving. Loft access.

Bedroom One 17'5" x 15'2" (5.33 x 4.64)
Coving and ceiling rose. Radiator. Built-in wardrobes with shelving and hanging rail. Leaded light double glazed bay windows with fitted shutters.

Bedroom Two 13'11" x 13'9" (4.26 x 4.21)
Double glazed windows. Coving. Built-in wardrobe with shelving and hanging rail. Radiator.

Bedroom Three 13'3" x 10'11" (4.04 x 3.34)
Coving. Ceiling rose. Double glazed windows. Radiator.

Bedroom Four 11'6" x 10'8" (3.52 x 3.26)
Coving. Built-in wardrobes with shelving and rails. Leaded light double glazed windows with fitted shutters. Radiator.

Bathroom
Dual heated towel rails. Basin and pedestal. Double glazed frosted window. Coving. 'L' shaped bath with screen, rainfall shower, separate attachment, and wall mounted controls. Tiled walls.

Separate WC
Double glazed frosted window. Radiator. Low level flush WC.

Conservatory 15'1" x 13'5" (4.61 x 4.09)
Brick base. Double radiators. Triple aspect double glazed windows. Double glazed French doors leading out onto:

Rear Garden
West facing garden. Mature trees and bushes. Planted boarders. Lawn. Patio area with pergolas. Outside tap. Door to:

Second Lean-To
Power and lighting. Door to front of property.

Agent Note

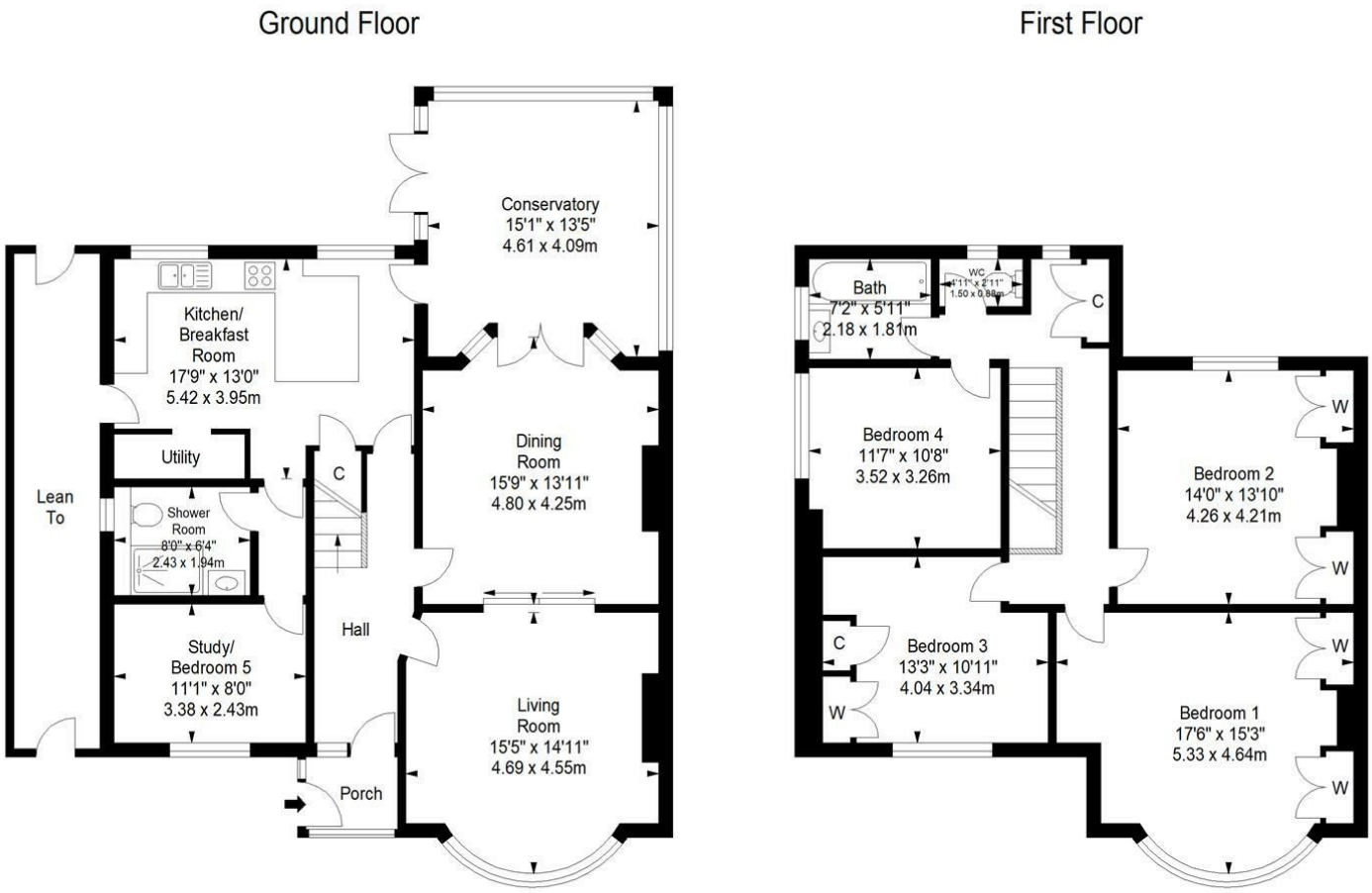






30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ
T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

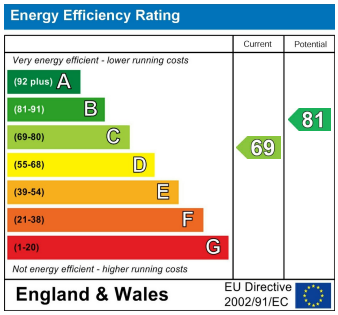
Floorplan

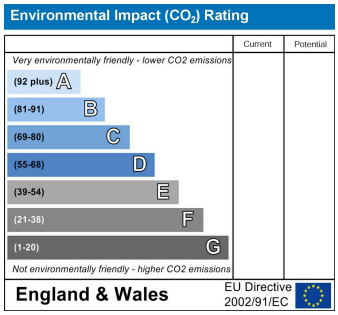


Approximate gross internal floor area 192.5 sq m/ 2072.1 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

All rights reserved.





The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ
T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk