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We are delighted to offer this spacious and versatile three double bedroom family home, ideally situated in the highly sought-after West Worthing area just yards from the seafront. Benefiting from ample off-road parking, generous living accommodation, a garage providing excellent storage, and a substantial rear garden, the property is conveniently located close to local shops, parks, bus routes and West Worthing railway station, offering direct links to Brighton and London.

## Key Features

- Highly sought-after West Worthing location just yards from the seafront
- Close to local shops, parks, bus routes and West Worthing railway station
- Excellent transport links with direct services to Brighton and London
- Ample off-road parking to the front of the property
- Spacious and versatile accommodation with multiple reception rooms
- Modern fitted kitchen with adjoining utility room and cloakroom
- Three generous double bedrooms
- Garage providing excellent storage space
- Large private rear garden with patio area, storage shed, mature trees and raised borders for gardening enthusiasts
- Council Tax Band E | EPC Rating D

An entrance hall welcomes you into this well-presented home, which offers flexible accommodation perfectly suited to modern family living. The ground floor comprises a generous lounge that flows seamlessly into a bright conservatory/sunroom, creating an excellent entertaining and relaxation space overlooking the garden. The conservatory also provides access to the laundry room, which in turn benefits from an internal door leading directly into the garage. A further reception room provides exceptional versatility and is currently arranged as a home office, although it could equally serve as a dining room, snug, additional living room or ground-floor bedroom.

The kitchen is fitted with a range of modern black-effect wall and base units and opens into a practical utility area. From here there is access to a useful cloakroom with wash hand basin and boiler cupboard, together with direct access to the rear garden.

To the first floor are three generously proportioned double bedrooms, all offering excellent space and flexibility. Two of the bedrooms enjoy attractive views over the rear garden and benefit from useful storage options, while the third is another well-sized double room. The accommodation is completed by a well-appointed shower room featuring an enclosed shower cubicle, vanity wash hand basin and low-level WC.

Outside, the rear garden is a particular feature of the property, offering an impressive amount of space and a high degree of privacy. A patio area positioned to the left-hand side provides an ideal setting for outdoor dining and entertaining, while a large storage shed offers excellent external storage. Mature trees line the rear boundary, creating a pleasant backdrop and enhancing the secluded feel of the garden. The remainder is predominantly laid to lawn and complemented by raised borders around the perimeter, providing plenty of opportunity for keen gardeners to create and enjoy a variety of planting schemes.



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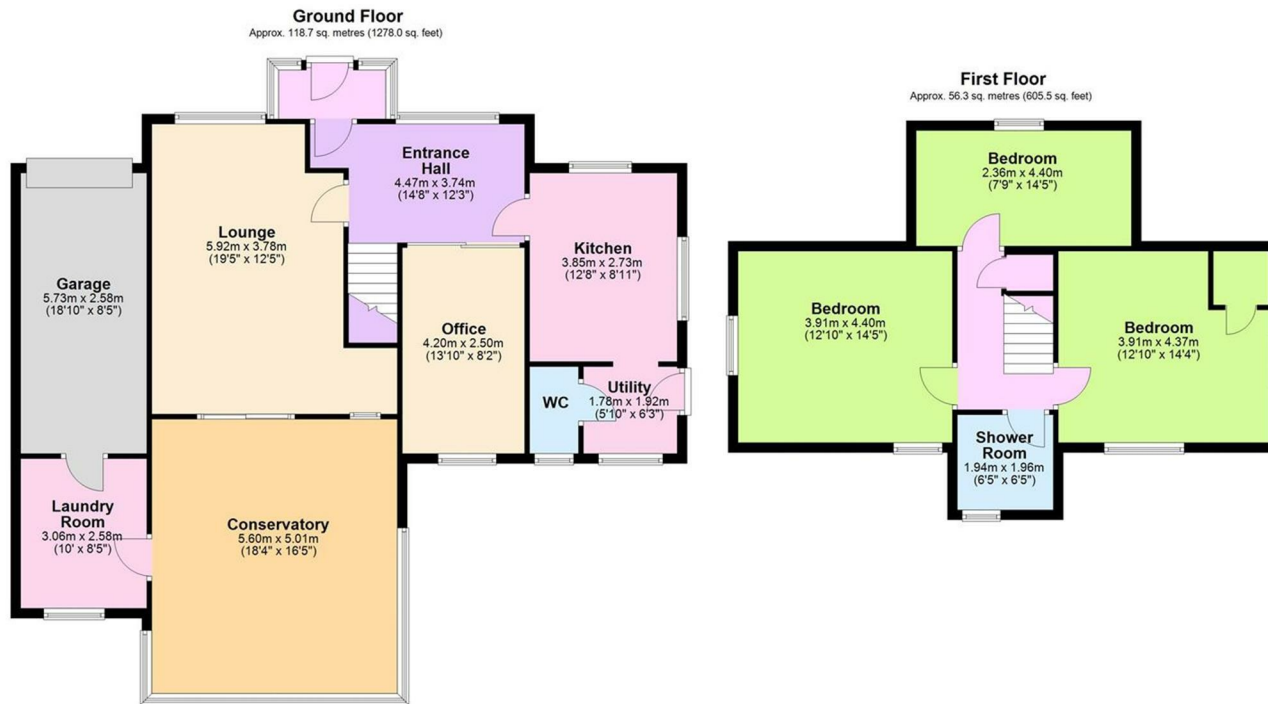


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# Floor Plan Wallace Avenue



Total area: approx. 175.0 sq. metres (1883.5 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus)			(92 plus)		
A			A		
(81-91)			B		
B			B		
(69-80)			C		
C			C		
(55-68)			D		
D			D		
(39-54)			E		
E			E		
(21-38)			F		
F			F		
(1-20)			G		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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.

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