

Highdown Avenue, Worthing

Freehold - Asking Price £450,000



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A Charming Victorian Family Home with South-Facing Garden

We are delighted to present this three-bedroom Victorian family home, ideally positioned in the highly sought-after Tarring area. Offering generous and well-balanced accommodation across two floors, the property combines period charm with modern comforts, including two reception rooms, three bedrooms, a south-facing rear garden and a location within the Thomas A Becket School catchment area. Close to shops, schools, parks, transport links and the mainline station, this is a wonderful home for families and professionals alike.

Accommodation

The property is approached via a uPVC double-glazed front door opening into a welcoming hallway featuring laid wood-effect flooring, picture rail detailing and useful storage.

To the front of the house, the lounge is a bright and characterful space with a period sash bay window, feature fireplace with wooden surround and stone mantle, and traditional picture rails. Adjacent to this is a separate dining room which offers excellent flexibility and is currently utilised as a home office, making it ideal for modern living or home working.

To the rear, the kitchen/breakfast room forms the heart of the home. Fitted with a range of grey fronted base and wall units, roll-top work surfaces and an integrated electric oven with four-ring hob, the room is generously sized and benefits from dual-aspect windows, creating a bright and welcoming space with a southerly outlook over the rear garden. Additional features include downlighting, tiled splash-backs, under-stairs storage and a door opening directly onto the rear garden.

Upstairs, the first-floor landing offers access to a part-boarded loft with ladder, a linen cupboard and all principal rooms. The main bedroom is a generous double with a sash bay window to the front. The second double bedroom enjoys a southerly aspect and features a cast-iron fire surround, while the third bedroom overlooks the rear garden and is ideal as a child's room, guest room or home office.

The accommodation is completed by a stylish refitted shower room with rainfall shower, vanity basin and contemporary tiling, alongside a separate WC for added convenience.

Outside, the south-facing rear garden is thoughtfully arranged with a flagstone patio, spacious decking area, artificial lawn, mature flower beds and decorative gravel. A timber shed provides useful storage, and gated rear access leads to an alleyway connecting to the front of the property.

Location

The property is situated in the ever-popular Tarring district, known for its community feel, period homes and excellent local amenities. Nearby are a variety of shops, cafés and everyday services, along with well-regarded schools including Thomas A Becket School. Parks and green spaces are within easy reach, making the area ideal for families and dog owners alike. Regular bus routes and the mainline railway station provide convenient access for commuters, while Worthing town centre and the seafront are just a short distance away.

Key Features

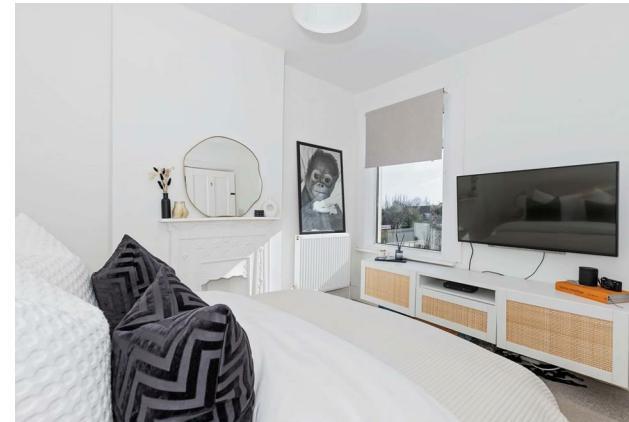
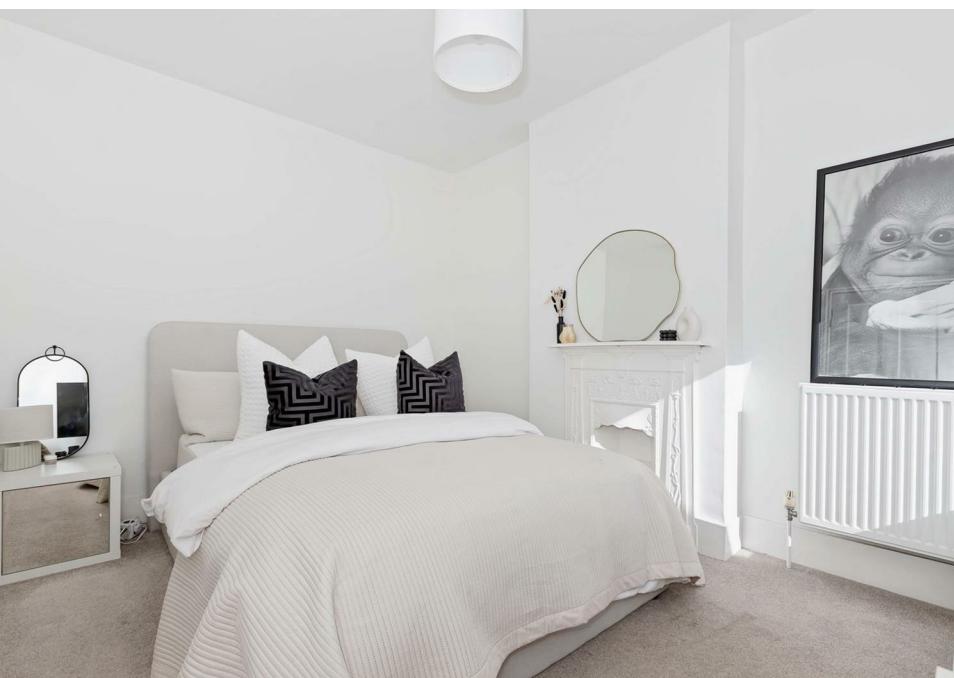
- Three bedroom Victorian family home
- Located in the highly sought-after Tarring area
- Lounge with feature fireplace and period sash bay window
- Separate dining room ideal for entertaining
- Spacious kitchen/breakfast room with garden access
- Refitted shower room plus separate WC
- South-facing rear garden with patio, decking and rear access
- Gas fired central heating and double glazing
- Within the Thomas A Becket School catchment area
- Council Tax Band C | EPC Rating D



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Floor Plan Highdown Avenue



Total area: approx. 90.1 sq. metres (970.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	85	
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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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