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**** Guide Price £600,000 - £625,000****

We are delighted to offer this beautifully presented period semi-detached family home, ideally situated in a highly sought-after location close to Worthing town centre, the seafront, and Worthing mainline railway station, providing excellent links to Brighton and London. This charming home has been sympathetically improved and extended by the current owners, blending period character with stylish contemporary living arranged over three floors, complemented by off-road parking and a south-facing rear garden.

This attractive period semi-detached property offers a wonderful combination of character features and modern family living, ideally positioned within easy reach of local amenities, the seafront, and mainline transport links, making it particularly well suited to commuters.

The accommodation is approached via a welcoming entrance hall leading to an elegant front reception room featuring a fireplace, creating a warm and inviting living space. To the rear, the property opens into a stunning extended kitchen/living/dining area, thoughtfully designed for modern family life and entertaining.

This impressive open-plan space includes a formal dining area, relaxed living zone, and a high-specification fitted kitchen with central island, quartz worktops, and a range of quality integrated appliances. Black aluminium period-style windows and doors allow natural light to flood the space and provide direct access to the newly laid patio and the attractive south-facing rear garden. The extension also benefits from underfloor heating, providing a luxurious and practical addition to the home.

On the first floor, there are two generous double bedrooms, a spacious family bathroom with both bath and separate shower, and a versatile walk-through study area ideal for home working. The second floor provides two further double bedrooms and an additional bathroom.

Externally, the south-facing rear garden offers an excellent degree of privacy and is ideal for both families and entertaining. To the front of the property there is the added benefit of off-road parking.

Further benefits include gas-fired central heating, with double glazing fitted to the loft conversion and extension, while the original sash windows to the main house preserve the property's period character.

Key Features

- Period semi-detached family home
- Sought-after location close to town, seafront and station
- Excellent commuter links to Brighton and London
- Extended open-plan kitchen/living/dining space
- High-spec kitchen with island and integrated appliances
- Four double bedrooms over three floors
- Two bathrooms plus study/home office area
- South-facing rear garden with patio
- Off-road parking and gas central heating
- Council Tax Band | EPC Rating

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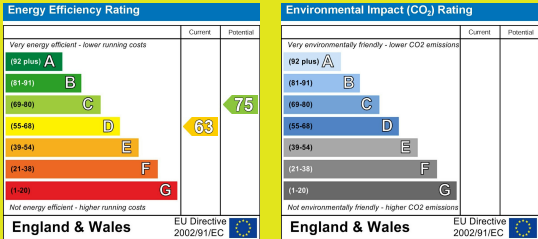
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Floor Plan Westbourne Avenue



Total area: approx. 162.0 sq. metres (1743.5 sq. feet)



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