



5



4



4



Description

We are delighted to present this stunning detached character home, beautifully positioned at the top of First Avenue in Charmandean and backing directly onto the golf course.

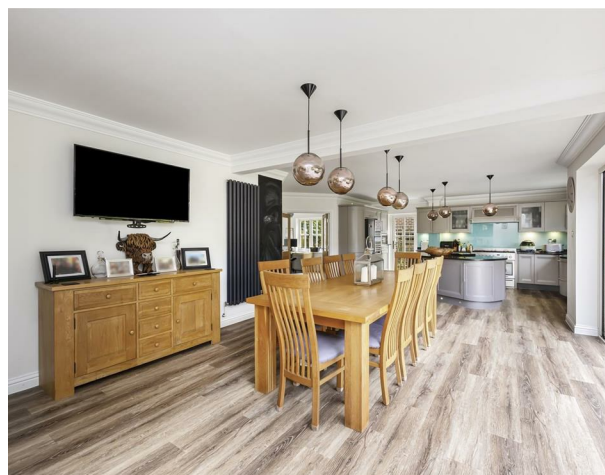
On the market for the first time in 20 years, this exceptional family residence has been completely refurbished by the current owners to create the perfect blend of period charm and contemporary living.

The property offers five generous double bedrooms, including a luxurious master suite with dressing room and en-suite bathroom, and a further en-suite to the second bedroom. The heart of the home is the stunning open-plan kitchen/dining room, complemented by a spacious and elegant lounge with bi-folding doors opening onto the rear garden. A dedicated office space and further play/family room provide excellent flexibility for modern living.

Outside, the beautifully landscaped garden is designed for both relaxation and entertaining, featuring a decked seating area, purpose built entertainment area with built in bar/gym, outdoor shower, toilet, a sheltered Jacuzzi and a separate sauna — all with direct access onto the golf course.

Further benefits include a double garage and ample driveway parking.

This is a rare opportunity to acquire one of Charmandean's finest homes in a highly sought-after location.



Key Features

- Stunning detached family home in sought-after Charmandean
- Five double bedrooms – master with dressing room & en-suite
- Spacious kitchen/diner & elegant lounge with bi-fold doors
- Two home offices – ideal for modern living
- Excellent location – near schools, A27/A24, trains to Brighton & London
- Landscaped garden with log cabin bar/gym & Jacuzzi
- Double garage & driveway parking
- Direct access onto the golf course

robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co



Location

Charmandean is one of Worthing's most desirable residential areas, highly sought after for its peaceful surroundings, generous plots and proximity to open green space. This beautiful home sits at the top of Charmandean in a private pocket of just four houses, built a little over 25 years ago, and enjoys the rare benefit of direct access onto the neighbouring golf course.

The area is exceptionally well connected. Worthing town centre, with its seafront, shopping facilities and restaurants, is only a short drive away. Excellent schools are nearby, making it a perfect choice for families, while both West Worthing and Worthing train stations provide direct services to Brighton (approx. 20 minutes) and London Victoria (approx. 1 hour 20 minutes).

For road links, the property is ideally placed with easy access to both the A27 and A24, connecting swiftly to Brighton, Arundel, Chichester, and further afield to London and Gatwick Airport.

With a blend of tranquility, exclusivity, and superb convenience, Charmandean remains one of Worthing's favourite spots to call home.

Location Highlights

- Exclusive pocket of just four houses built 25+ years ago
- Highly sought-after Charmandean location
- Excellent local schools nearby
- Close to Worthing town centre & seafront
- Easy access to the A27 & A24
- Train services: Brighton ~20 mins,

London Victoria ~1h 20 mins

- Gatwick Airport within easy reach

Key Features

- Stunning detached character family home
- Situated at the top of First Avenue, Charmandean
- Backing directly onto the golf course
- On the market for the first time in 20 years
- Completely refurbished by the current owners
- Five double bedrooms
- Master suite with dressing room & en-suite bathroom
- Further en-suite to the second bedroom
- Beautiful kitchen/diner – ideal for entertaining
- Elegant lounge with bi-fold doors to the garden
- Two home offices – perfect for remote working
- Landscaped rear garden with decked seating area
- Log cabin with bar/gym
- Outdoor shower, toilet & sheltered Jacuzzi
- Direct access to the golf course
- Double garage and driveway parking

Education & Schools

Worthing boasts strong educational options across various levels:

- Outstanding/Good secondary schools:
- Davison Church of England High School for Girls — Ofsted Outstanding, ages 11–16. ? ?
- St Oscar Romero Catholic School — Outstanding, ages 11–18. ?
- Bohunt School Worthing — Good, ages 11–16. ? ?
- Primary and special schools:
- Springfield Infant School and Nursery — Outstanding. ?

- Numerous primary schools rated Good, including Bramber, Broadwater CofE, Downsbrook, Elm Grove, and others. ?

- Palatine Primary School — Good; serves children with special educational needs. ? ?

- Sompting Abbotts Preparatory School — Independent, ages 2–13, set in a spacious 30-acre site nearby in Sompting.

Colleges & Further Education

- Shoreham Academy in nearby Shoreham-by-Sea offers a sixth form (ages 16–18) and was rated Outstanding by Ofsted.

- For wider college coverage, institutions such as Northbrook College (part of Bohunt founding) and the University of Brighton have links with the local area, offering further education and vocational courses.

Transport Links

Worthing is well-connected and commuter-friendly:

- Rail: The main Worthing railway station (on the West Coastway Line) services direct trains to Brighton, London, and beyond—an ideal link for commuters.

- Bus: Numerous local bus routes (e.g., 5, 7, 10) provide access across Worthing and to nearby towns like Lancing and Durrington. Key stops are right by the station or a short walk away.

Employment & Job Opportunities

- The local job market is diverse, with over 7,000 job listings in Worthing across sectors such as warehousing, hospitality, education, and social care. Roles include:

- Warehouse Operative
- Child & Youth Support Worker

- Forest School Assistant
- Café and bar staff (e.g., at Palm Court Pavilion)

Nightlife & Leisure

Worthing combines seaside charm with a relaxed nightlife scene:

Bars & pubs:

- The Goose — beachfront bar with drinks and games.

- The Libertine — live music, retro gaming, and a large outdoor area.

- The Egremont Bar — stylish venue serving over 50 types of gin plus a range of ales and food (including vegan/gluten-free options).

- Other well-frequented spots include New Amsterdam, The Georgi Fin Micropub, The Hare & Hounds, and Anchored In Worthing.

- Local testimonials highlight a vibrant yet mellow nightlife:

“In town, I like the Corner House. In summer, New Amsterdam ... Cow & Oak nearer the beachfront is also good. ... Thieves Kitchen ... always seems popular.”

Overall Lifestyle & Community

- Worthing is celebrated for its more relaxed pace than Brighton, strong food scene, and inviting seaside atmosphere. Worthing’s eateries, such as Bungaroosh Cafe Bistro, Crudo, and Jonny’s are praised as “underrated.”

- Landmarks like the Dome Cinema (opened 1911) and Highdown Gardens offer cultural and scenic attractions.





robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co

Floor Plan First Avenue

First Avenue



Approximate Gross Internal (Excluding Garage) Area = 240.22 sq m / 2585.70 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(29-34) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.