



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

†: 01903 958282

e: salesenquiries@jamesandjamesea.co.uk

70 | Broadwater Street West | Worthing | BN14 9DW

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



17 Pines Avenue

, Worthing, BN14 9JG

£500,000

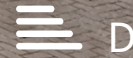
Freehold Council Tax Band D



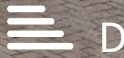
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We are delighted to offer for sale this superb semi detached family home, ideally situated within a popular position of Broadwater.

The accommodation comprises entrance hall, bay-fronted living room with feature log burner opening into a spacious open plan kitchen/dining room with a range of base and eye level units. There is a conservatory with French doors opening onto the garden, creating another useful reception space along with a convenient ground floor w/c.

To the first floor, there are three well proportioned bedrooms along with a family bathroom with bath and separate shower cubicle.

Externally, the front of the property offers a low maintenance block paved driveway providing offroad parking, complemented by mature shrubs. Secure gates lead through to a covered car port and garage, offering further parking or storage options.

To the rear, there is a wonderful private garden, predominantly laid to lawn with attractive and well established exotic planting, a patio seating area ideal for outdoor dining, and a useful workshop with power and light.

Further benefits include gas fired central heating, double glazing and is presented in good decorative order, making it an ideal family home ready to move straight into.

Located in Pines Avenue with shopping facilities nearby at the popular Lyons Farm Retail Park, with the independent shops on Downlands Parade. Central Worthing Railway Station is less than two miles distant, offering direct services to Brighton and London Victoria.





Entrance Hall

Bayfronted Living Room With Log  
Burner  
13'11 x 12'1 (4.24m x 3.68m)

Open Plan Kitchen/Diner  
17'2 x 12'10 (5.23m x 3.91m)

Conservatory  
14'9 x 11'1 (4.50m x 3.38m)

Ground Floor W/C

Stairs To First Floor

Bedroom One With Fitted  
Wardrobes  
14' x 9'3 (4.27m x 2.82m)

Bedroom Two With Fitted  
Wardrobes  
12'11 x 8'1 (3.94m x 2.46m)

Bedroom Three  
9'1 x 9'3 (2.77m x 2.82m)

Family Bathroom With Bath &  
Separate Shower

## Floor Plan



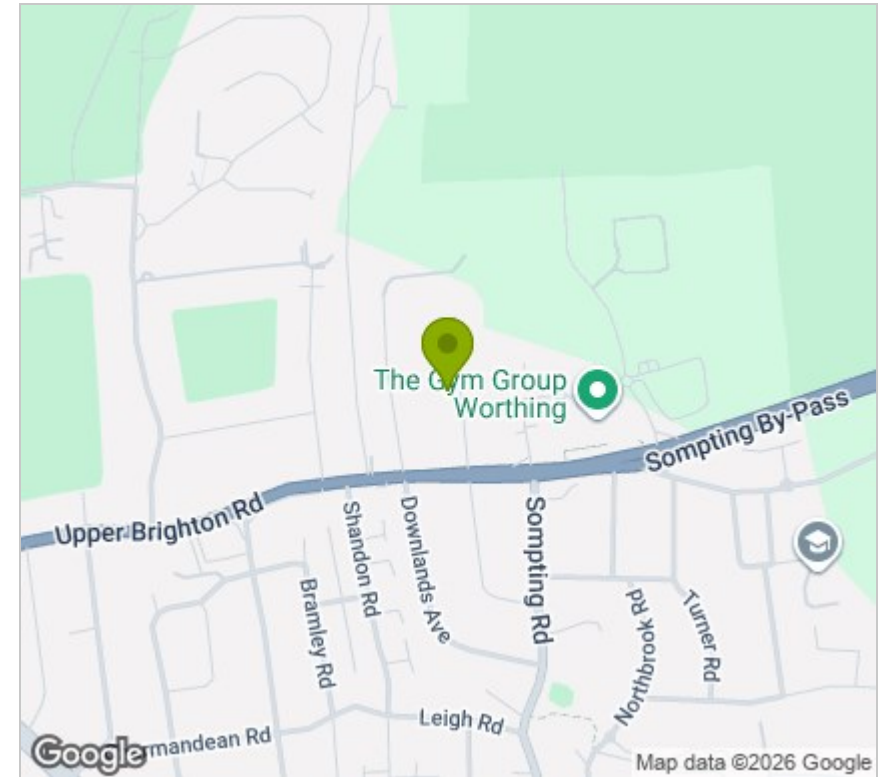
## Viewing

Please contact our Broadwater Office on 01903 958282 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

