



**JAMES & JAMES**  
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25 Brooklyn Avenue  
Worthing, BN11 5QH

Guide price £825,000



# 25 Brooklyn Avenue Worthing, BN11 5QH

**\*\* OPEN DAY SATURDAY THE 12TH MARCH BY APPOINTMENT ONLY, PLEASE CALL NOW TO BOOK A SLOT \*\***

GUIDE PRICE £825,000 - £850,000 FREEHOLD

James and James Estate Agents are delighted to bring to the market this substantial detached family home, situated in one of West Worthing's premier roads.

In brief, the accommodation comprises; Spacious entrance hall, lounge with beautiful outlook over the West facing landscaped rear garden, separate dining room, good size kitchen/breakfast room, utility with WC, two further reception rooms which can also be used as bedrooms.

On the first floor there are three double bedrooms and a modern bath and shower room and on the second floor there is a double and a single bedroom and a luxury refitted shower room.

Outside, the front garden has been landscaped with Indian sandstone, lawn, and a large gravel driveway leading to the garage with electric remote controlled up and over door with power and light and a personal door to the garden.

The West facing rear garden is a particular feature of the property being a good size and laid predominantly to lawn with inset sleepers and an Indian sandstone patio, HOT TUB! There is also a FEATURE garden studio with underfloor heating, a butler sink and separate WC.

This property is ideally suited for co-generational living or for a growing family. In our opinion internal viewing is considered essential to appreciate the overall size, condition and flexibility of this beautifully presented family home.

Composit Front Door to Entrance Hall  
14'2 x 8'3 (4.32m x 2.51m)

West Facing Lounge  
17'3 x 14'1 (5.26m x 4.29m)

Dining Room  
12'2 x 14'1 (3.71m x 4.29m)

Third Reception/Bedroom  
17'5 x 12'11 (5.31m x 3.94m)





Study/Bedroom  
13'4 x 10'5 (4.06m x 3.18m)

Utility Room and WC  
7'1 x 8'5 (2.16m x 2.57m)

Modern Kitchen/Breakfast Room  
28'3 x 11'6 (8.61m x 3.51m)

First Floor Landing

Bedroom One  
16'7 x 11'10 (5.05m x 3.61m)

Bedroom Two  
14'11 x 12'9 (4.55m x 3.89m)

Bedroom Three  
14'11 x 12'6 (4.55m x 3.81m)

Family Bath and Shower Room

Second Floor Landing

Bedroom Four  
12'7 x 12'9 (3.84m x 3.89m)

Bedroom Five  
12'9 x 8'8 (3.89m x 2.64m)

Shower Room With WC

West Facing Landscaped Rear Garden

Garden Lodge  
20' x 9'6 (6.10m x 2.90m)

Landscaped Front Garden with Ample  
Off Road Parkin

Garage with Electric Up And Over Door



## Floor Plan



## Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

