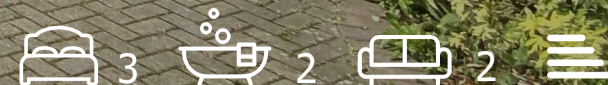




35 Pembroke Avenue
Worthing, BN11 5QS

Guide price £700,000



35 Pembroke Avenue

Worthing, BN11 5QS

James & James Estate Agents are delighted to bring to the market this handsome DETACHED family home with stunning WEST FACING rear garden. In brief the accommodation comprises; Spacious entrance hall

A double aspect living room opening onto the rear patio, formal dining room, re-fitted extended kitchen / breakfast room, ground floor w/c / utility room and study.

Upstairs are three double bedrooms, re-fitted family bathroom and further re-fitted separate shower room. Other benefits include off road parking, a feature enclosed West facing rear garden with a raised patio, garden cabin with power and light & a side passage storage.

Ideally situated in this favoured West Worthing location South of the A259 close to the beach and Goring Road busy shopping parade with local schools, parks, bus routes and mainline station all nearby.

In our opinion internal viewing is considered essential to appreciate the overall size and condition of this versatile family home.

Character Detached Family Home
Three Double Bedrooms
Two Bathrooms
Large Loft space
Solar Panels
Living Room & Separate Dining Room
Ground Floor W/C & Separate Utility Room
Stunning Re-Fitted Kitchen / Breakfast Room
West Facing
Rear Garden Cabin





Entrance Hall

Lounge
15'6 x 17'4 (4.72m x 5.28m)

Dining Room
15'6 x 11'2 (4.72m x 3.40m)

Study
7'8 x 7'4 (2.34m x 2.24m)

Kitchen/Breakfast Room
21'8 x 11'7 (6.60m x 3.53m)

Utility/W.C.
10'6 x 4'5 (3.20m x 1.35m)

Bedroom 1
15'2 x 13'2 (4.62m x 4.01m)

Bedroom 2
13'7 x 11'2 (4.14m x 3.40m)

Bedroom 3
12'4 x 11'6 (3.76m x 3.51m)

Shower Room
8'03 x 5'5 (2.51m x 1.65m)

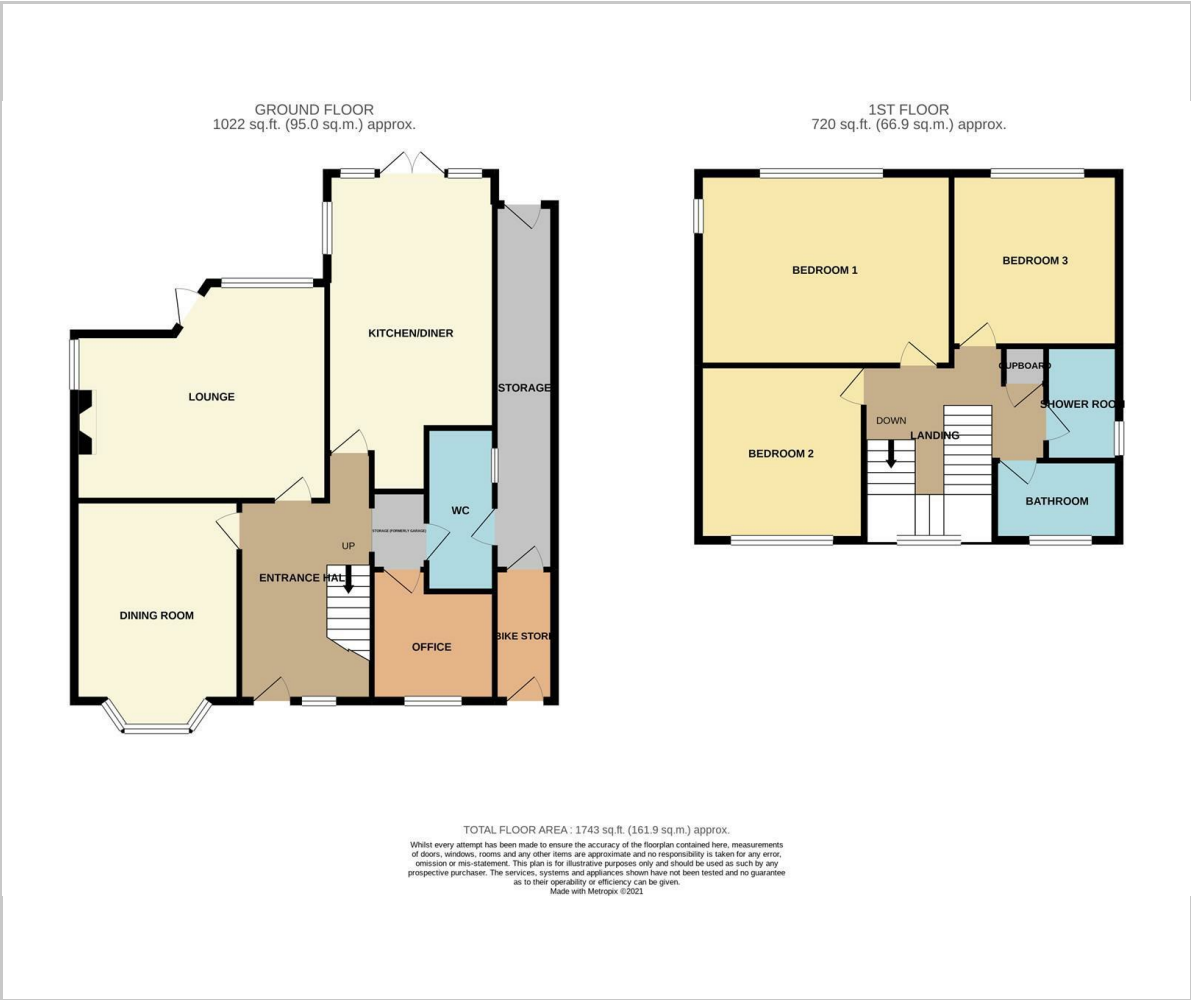
Bathroom
8'1 x 6'3 (2.46m x 1.91m)

Garden Room
20'6 x 12'2 (6.25m x 3.71m)

West Facing Rear Garden



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

