



JAMES & JAMES
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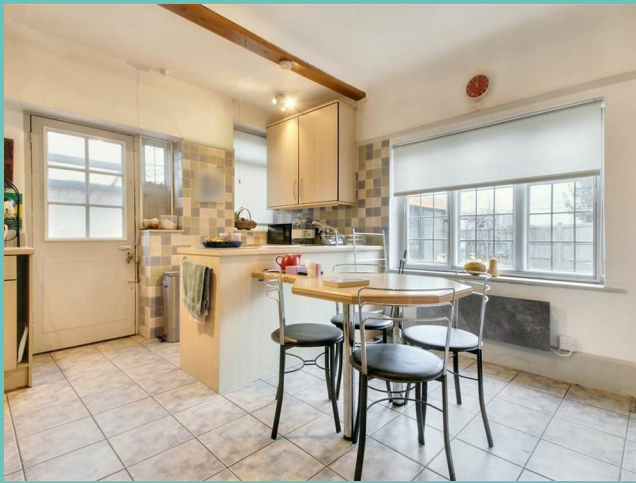
BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



36 Wallace Avenue, Worthing, BN11 5QX

Guide price £675,000





36 Wallace Avenue

, Worthing, BN11 5QX

- Detached 4/5 Bedroom House
- 350 Yards from the Beach
- Two Reception Rooms
- Corner Plot
- Garden Cabin
- Solar Panels - Low energy costs
- Kitchen/Breakfast Room
- Popular West Worthing Location
- Garage with EV charge point
- Close to Shops & Amenities

** Guide price £675,000 - £700,000 **

James & James Estate Agents are pleased to present this charming detached 4/5-bedroom house in the desirable West Worthing area, offering a blend of modern convenience and classic character. Positioned on a corner plot just 350 yards from the beach, this property boasts solar panels, along with a garage and driveway for parking.

The welcoming entrance hallway features a staircase and an understairs WC. The property offers two charming reception rooms, including a dining room with an original fireplace and bay window, and a lounge with another 1930s-style fireplace with an ornate mantelpiece. The kitchen/breakfast room includes beech-effect cabinets, worktops, a breakfast bar, and tiled flooring, with side access from the kitchen door.

Upstairs, the landing provides access to a bedroom/hobby room, two large double bedrooms, and two additional smaller bedrooms, along with a separate shower room and WC.

External

Outside, the property's mature gardens provide versatile outdoor space to enjoy the sunny aspects of this corner plot. The front garden features trees, shrubs, and a lawn, while the rear garden includes a lawn with borders, shrubs, and a patio area perfect for relaxation. There's also a spacious garden cabin equipped with power and lighting, currently used as an art studio but suited for various hobbies or as a home office.

Location

Located in the sought-after West Worthing area, the property is a short stroll from the seafront and conveniently close to shops, cafes, and essential services on West Worthing High Street. Worthing town centre, with a range of shopping, dining, and entertainment options, is just under 1.5 miles away, and West Worthing train station is within a mile, providing easy access to London and the South Coast.

This beautiful property combines comfort, convenience, and charm, making it an ideal family home in a prime location.



Covered entrance vestibule

Entrance hall 12'4 x 8'10 (3.76m x 2.69m)

Ground floor cloakroom

Double aspect lounge 20'2 x 15'1 (6.15m x 4.60m)

Double aspect dining room 17'5 x 12'0 (5.31m x 3.66m)

Kitchen/breakfast room 14'7 x 12'6 (4.45m x 3.81m)

Stairs to first floor landing

Bedroom one 14'11 x 11'7 (4.55m x 3.53m)

Bedroom two 11'9 x 12'7 (3.58m x 3.84m)

Bedroom three 7'11 x 9'2 (2.41m x 2.79m)

Bedroom four 7'9 x 15'0 (2.36m x 4.57m)

Bedroom five/study 17'6 x 7'1 (5.33m x 2.16m)

Family Shower Room

Separate WC

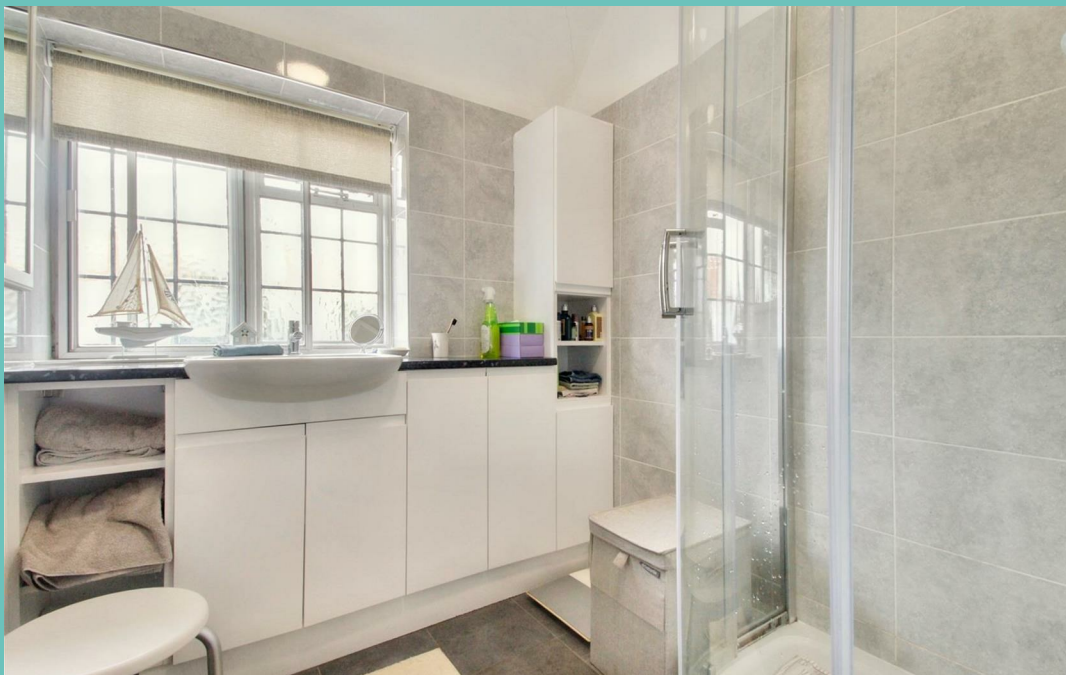
Corner plot

Brick built stores

Garden cabin

Off road parking

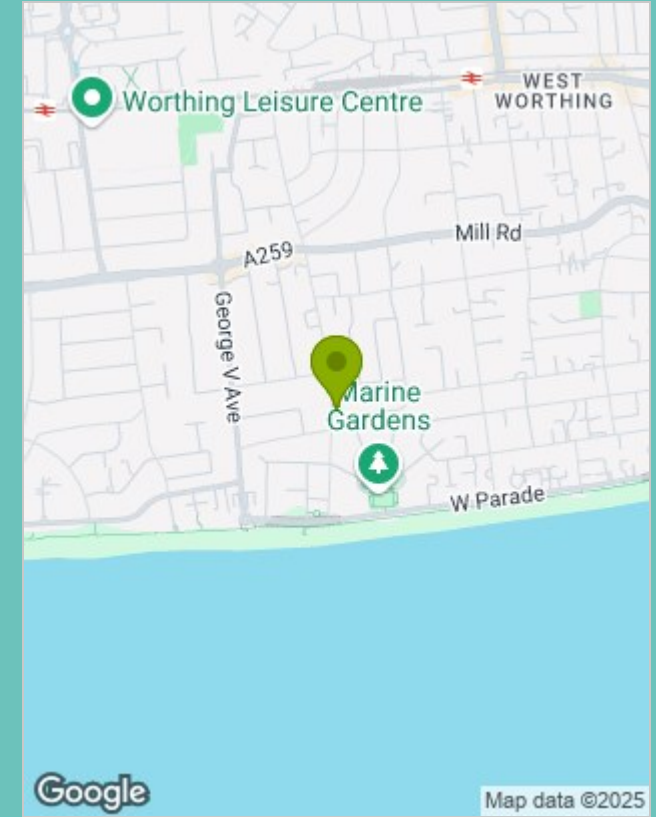
Garage with EV charge point





Floor Plans

Location Map



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) 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
		79	
		32	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

