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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



60 West Avenue

, Worthing, BN11 5NA

Guide price £550,000

Freehold Council Tax Band C

60



3



1



2



C

We are delighted to present this beautifully maintained and generously proportioned three double bedroom semi-detached family home, ideally positioned within this highly sought-after area of West Worthing. The property enjoys close proximity to local shops, bus routes and the mainline railway station, making it perfect for families and commuters alike.

The well-planned accommodation offers excellent versatility and comprises a spacious lounge, separate dining room, fitted kitchen with adjoining utility area, a bright and airy conservatory, and a convenient ground floor cloakroom. To the first floor are three well-sized double bedrooms, a modern family bathroom and a separate WC.

Externally, the property benefits from a substantial rear garden, featuring attractive period flint wall detailing, mature planting, and both upper and lower patio areas — ideal for entertaining and family use. A converted garage, currently arranged as a fully insulated home office or studio, provides excellent additional space and flexibility, with the option to revert back to a garage if required. Further benefits include off-road parking, a private driveway, and a recently replaced roof, offering added peace of mind for prospective buyers.

This charming home effortlessly combines character features with modern convenience and represents a fantastic opportunity to acquire a spacious family property in a highly regarded coastal location.

Viewing is highly recommended.

[Inner porch leading to](#)

[Entrance hall](#)





Kitchen
9'7 x 9'0 (2.92m x 2.74m)

Utility area
8'3 x 5'7 (2.51m x 1.70m)

Conservatory
16'1 x 10'5 (4.90m x 3.18m)

Living room
18'6 x 11'11 (5.64m x 3.63m)

Dining room Currently used as a
bedroom.
14'0 x 12'4 (4.27m x 3.76m)

Ground floor w/c

Stairs to first floor landing

Bedroom one
13'8 x 12'5 (4.17m x 3.78m)

Bedroom two
12'2 x 10'8 (3.71m x 3.25m)

Bedroom three
12'0 x 7'0 (3.66m x 2.13m)

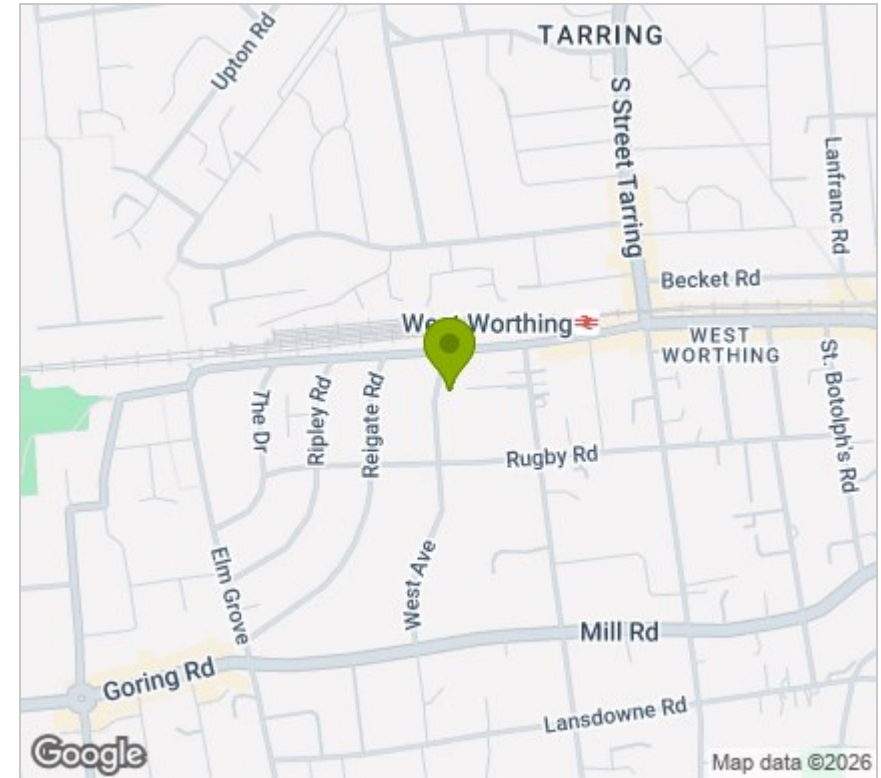
Family bathroom

Separate w/c

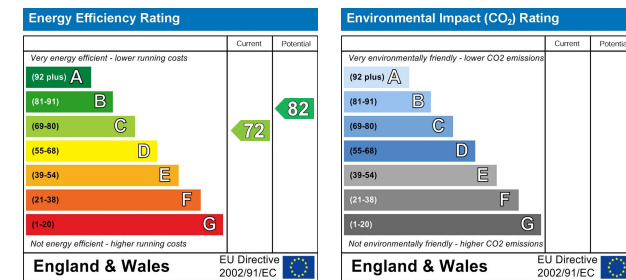
Floor Plan



Area Map



Energy Efficiency Graph



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.

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