



**JAMES&JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | MORTGAGE ADVICE



6 Douglas Avenue, Worthing, BN11 5LE  
Guide price £600,000





# 6 Douglas Avenue

, Worthing, BN11 5LE

- Contemporary accommodation
- Garage
- Double glazing
- Close to station
- Off road parking
- Luxury kitchen/family room
- CHAIN FREE
- Close to shops
- Sole agents

We are thrilled to present this exceptional family home, ideally positioned within the highly regarded Elm Grove school catchment area. Offering spacious and flexible accommodation, this property is perfectly suited to a growing family looking for a forever home. CHAIN FREE.

The ground floor features a welcoming entrance porch and hallway, a convenient utility room with W.C., a comfortable lounge, and an impressive extended kitchen and family room with a high-end fitted kitchen—ideal for modern family living and entertaining.

On the first floor, a generous landing leads to three double bedrooms, including a spacious master bedroom with its own en-suite shower room. The second floor offers a fourth bedroom, enjoying a bright dual-aspect layout. A standout feature of the property is the beautifully landscaped rear garden, providing a tranquil outdoor space for both relaxation and play.

Additional benefits include off-road parking, a pitched-roof garage measuring 15'1" x 8', a stylish glass balustrade, UPVC double glazing throughout, and efficient gas central heating.

Situated in the ever-popular area of West Worthing, the property is just a short stroll from the local shops on Goring Road and within easy reach of West Worthing mainline station, offering excellent transport links to Brighton, London, and beyond. Worthing town centre, with its wide range of shops, cafes, and restaurants, is approximately 1.5 miles away, and the seafront is also close by—perfect for beachside walks and family outings.

Internal viewing is highly recommended to fully appreciate the generous proportions and immaculate condition of this stunning family residence.



Entrance Porch

Entrance Hall

Lounge 17'2" x 13'8" (5.25 x 4.18)

Utility and W.C. 10'6" x 7'4" (3.20m x 2.24m)

Luxury Kitchen 11'2" x 16'10" (3.40m x 5.13m)

Family Room 17'7" x 12'09" (5.36m x 3.89m)

First Floor Landing 10'4" x 5'7" (3.15m x 1.70m)

Bedroom 2 with en-suite and W.C. 15'1" x 11'1" (4.60m x 3.38m )

Bedroom 3 11'1" x 7'5" (3.38m x 2.26m)

Bedroom 4 11'7" x 8'4" (3.53m x 2.54m)

Second Floor Landing

Bedroom 1 17'6" x 8'9" (5.33m x 2.67m)

Side Garden/Drive

Garage with pitched roof 15'1" x 8'0" (4.60m x 2.44m)

Landscaped Rear Garden

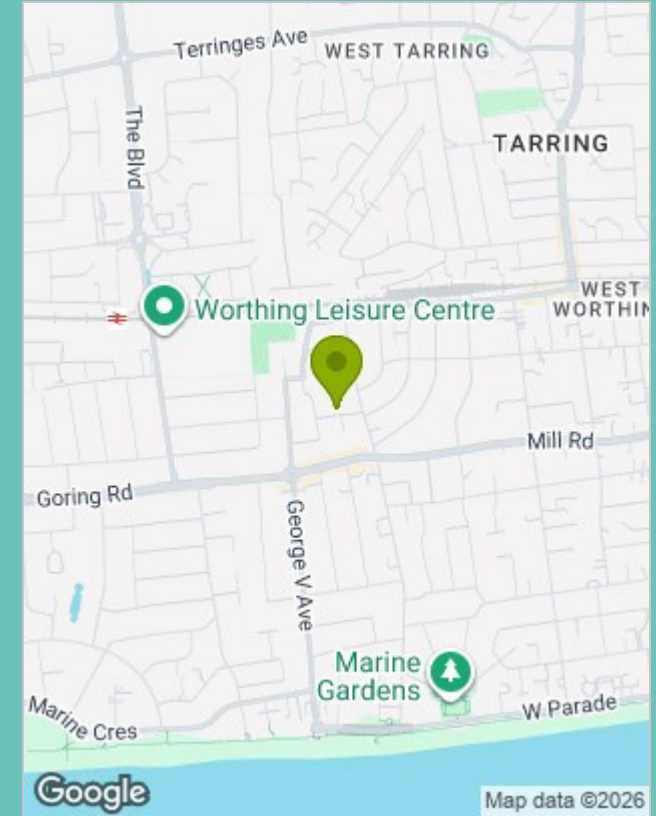




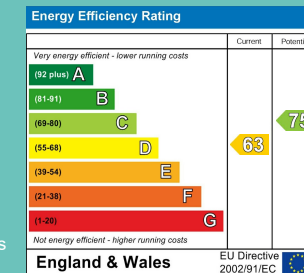
# Floor Plans



# Location Map



# Energy Performance Graph



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

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