JAMES&JAMES
ESTATE AND LETTING AGENTS

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25 Brooklyn Avenue

Worthing, BN11 5QH

Guide price £825,000

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** 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 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)

Utillity 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)

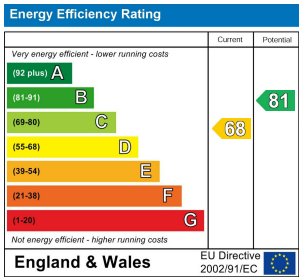
Landscaped Front Garden with Ample Off Road Parkin

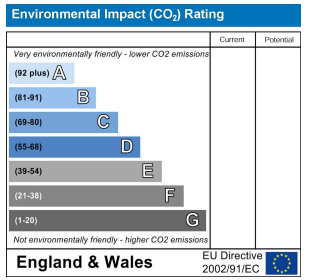
Garage with Electric Up And Over Door

Floor Plan

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.

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