



JAMES&JAMES
ESTATE AND LETTING AGENTS

t: 01903 958770

e: info@jamesandjamesea.co.uk

119 George V Avenue | Worthing | West Sussex | BN11 5SA

BUYING | SELLING | LETTINGS | MORTGAGE ADVICE



18 Brooklyn Avenue, Worthing, BN11 5QJ

Guide price £750,000





18 Brooklyn Avenue

, Worthing, BN11 5QJ

- Attractive Detached Home
- Spacious Bay Fronted Living Room
- Dining Room With Patio Doors To Garden
- Stunning Rear Garden
- Desirable Location
- Three Good Size Double Bedrooms
- Beautiful Kitchen With Feature Island
- Shower Room & Family Bathroom
- Driveway With Garage
- Sole Agents

We are delighted to offer for sale this impressive detached residence, set on a generous plot in the highly sought after position of West Worthing.

The accommodation comprises an entrance hallway leading to a spacious lounge/diner featuring a charming fireplace and bay window, a ground floor double bedroom, a beautifully refitted shower room with walk in shower, and an additional storage room. The property continues into a stunning kitchen, complete with a large quartz topped island, shaker style cabinetry, integrated appliances, and patio doors opening onto the garden. There is also a separate dining room with a further set of patio doors, an office/hobbies room, and internal access to the garage, which benefits from power and lighting.

To the first floor are two further generous double bedrooms, with the main bedroom enjoying ample eaves storage and built in wardrobes. There is also a well appointed family bathroom and a separate W/C.

Externally, the property occupies a generous plot and enjoys a beautifully maintained rear garden, predominantly laid to lawn and complemented by a spacious patio seating area. The garden is offers mature flower beds, raised planters, greenhouse, and a superb garden bar complete with power and lighting. To the front, an attractive lawned garden is framed by two stunning blossom trees, whilst the driveway provides road parking for multiple vehicles and access to the garage via an up and over door.

The current owners have carefully preserved many of the property's original features whilst thoughtfully modernising the home to a high standard throughout. Internal viewing is highly recommended to fully appreciate the generous proportions, overall condition, and charm of this beautiful home.

Situated in Brooklyn Avenue, local shops are conveniently located at the top of the road, catering for everyday needs. The beach is also close by, just a short walk away, along with the nearest mainline railway station being West Worthing.



Entrance Hall

Bayfronted Living Room 21'9 x 14'6 (6.63m x 4.42m)

Stunning Kitchen With Island 16'7 x 13'9 (5.05m x 4.19m)

Dining Room With Patio Doors 18'10 x 12'3 (5.74m x 3.73m)

Office 12'3 x 6'9 (3.73m x 2.06m)

Bedroom Three 13'9 x 11'3 (4.19m x 3.43m)

Luxury Fitted Shower Room

Store Room

Stairs To First Floor

Bedroom One With Fitted Wardrobes
18'6 x 15'7 (5.64m x 4.75m)

Bedroom Two 13'9 x 11'11 (4.19m x 3.63m)

Family Bathroom 8" x 7'5 (2.44m x 2.26m)

Large Rear Garden

Driveway

Garage With Internal Access

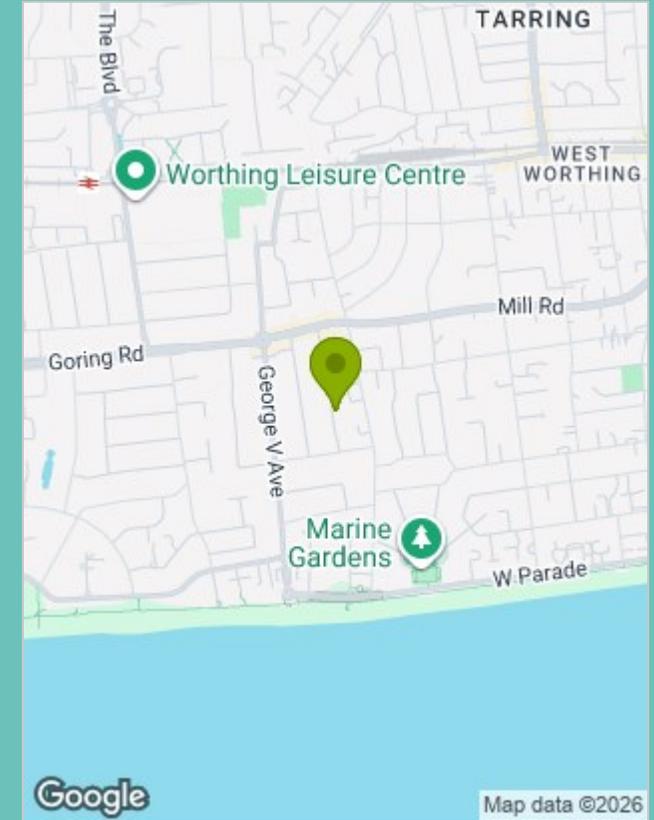




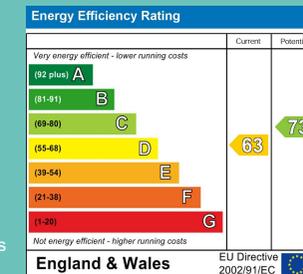
Floor Plans



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.

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.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

