



11 West Avenue
Worthing, BN11 5LY

Offers in excess of £675,000

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James & James Estate Agents are delighted to offer for sale this deceptively spacious DETACHED family home with a ANNEX. situated on a CORNER PLOT with a predominantly West facing rear garden .

The property is in need of some modernisation although internal viewing is considered essential to appreciate the versatility and size on offer.

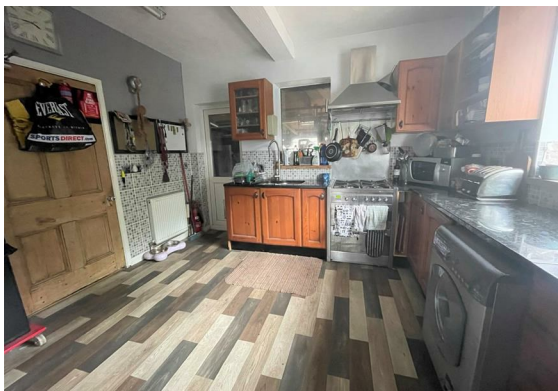
In brief the accommodation comprises; Spacious entrance hall, lounge, dining room, kitchen breakfast room, annex room with door onto the garden and a bath/wet room.

To the first floor there are four good size bedroom and a family bathroom.

Outside the property is set on a corner plot with the rear garden predominantly facing West with the front garden being arranged to off road parking and further hard standing. There are a number of garden stores/out buildings.

West Avenue is a tree lined residential road with ample street parking. Worthing Town Centre with its comprehensive shopping, restaurants cinema and theatre is approximately 1.2 miles distance.

Worthing's Award Winning Beach is only 0.6 miles. Easy access to roads in and out of Worthing and 0.4 miles to West Worthing Mainline Station with direct trains to Brighton and London makes this an ideal home for commuting.





Entrance Hall
17'3 x 6'4 (5.26m x 1.93m)

Lounge
17'8 x 17'9 (5.38m x 5.41m)

Dining Room
11'9 x 15'7 (3.58m x 4.75m)

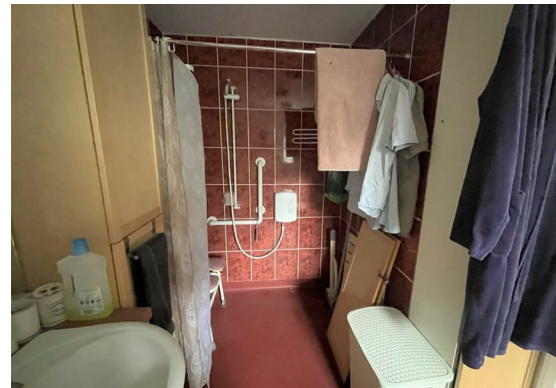
Kitchen
13'6 x 12' (4.11m x 3.66m)

Garage
22'7 x 10'3 (6.88m x 3.12m)

Annex
17'6 x 12'5 (5.33m x 3.78m)

Bathroom/Wetroom
11'3 x 7'5 (3.43m x 2.26m)

Walk In Wardrobe



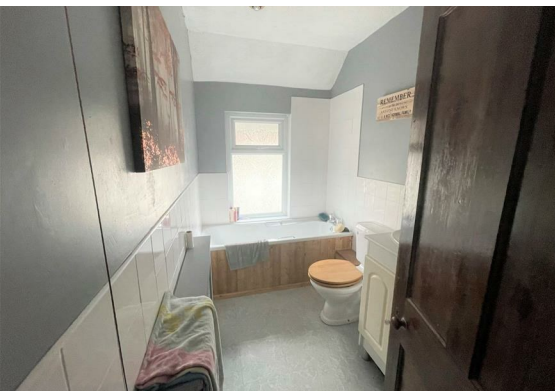
First Floor

Bedroom One
14'5 x 13'2 (4.39m x 4.01m)

Bedroom Two
12'3 x 9'7 (3.73m x 2.92m)

Bedroom Three
13'5 x 10'5 (4.09m x 3.18m)

Bedroom Four
14'6 x 10'5 (4.42m x 3.18m)



Floor Plan

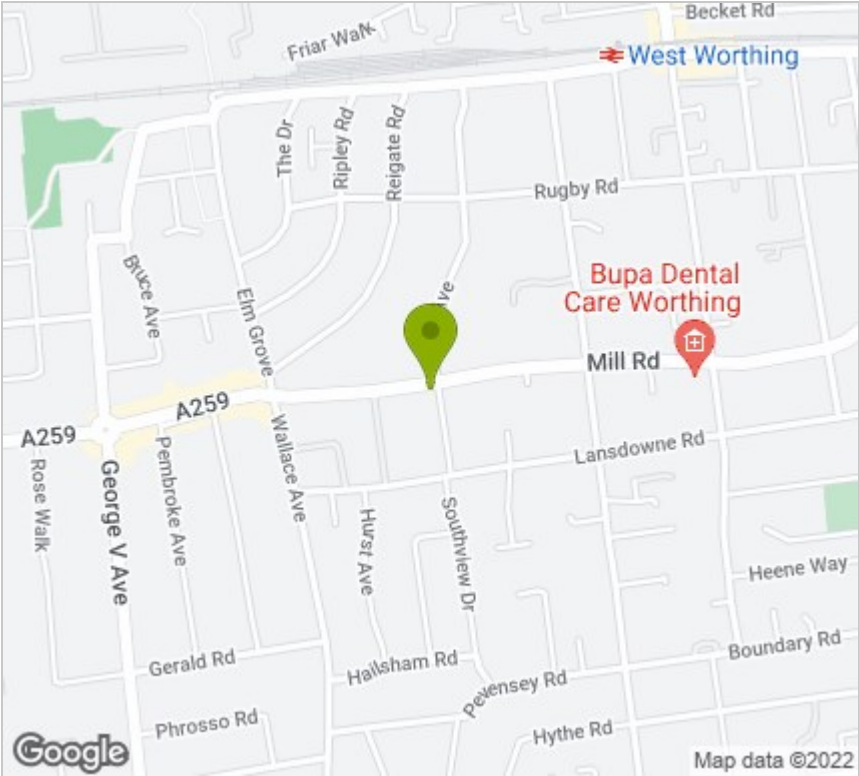


Viewing

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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Area Map



Energy Efficiency Graph

