



JAMES & JAMES
ESTATE AND LETTING AGENTS

t: 01903 958770

e: info@jamesandjamesea.co.uk

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

50B Ferring Street | Ferring | West Sussex | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



36 Wallace Avenue

, Worthing, BN11 5QX

Guide price £675,000

Freehold Council Tax Band F



5



1



3



F

**** Guide price £675,000 - £700,000 ****

James & James Estate Agents are pleased to present this charming detached 4/5-bedroom house in the desirable West Worthing area, offering a blend of modern convenience and classic character. Positioned on a corner plot just 350 yards from the beach, this property boasts solar panels, along with a garage and driveway for parking.

The welcoming entrance hallway features a staircase and an understairs WC. The property offers two charming reception rooms, including a dining room with an original fireplace and bay window, and a lounge with another 1930s-style fireplace with an ornate mantelpiece. The kitchen/breakfast room includes beech-effect cabinets, worktops, a breakfast bar, and tiled flooring, with side access from the kitchen door.

Upstairs, the landing provides access to a bedroom/hobby room, two large double bedrooms, and two additional smaller bedrooms, along with a separate shower room and WC.

External

Outside, the property's mature gardens provide versatile outdoor space to enjoy the sunny aspects of this corner plot. The front garden features trees, shrubs, and a lawn, while the rear garden includes a lawn with borders, shrubs, and a patio area perfect for relaxation. There's also a spacious garden cabin equipped with power and lighting, currently used as an art studio but suited for various hobbies or as a home office.

Location

Located in the sought-after West Worthing area, the property is a short stroll from the seafront and conveniently close to shops, cafes, and essential services on West Worthing High Street. Worthing town centre, with a range of shopping, dining, and entertainment options, is just under 1.5 miles away, and West Worthing train station is within a mile, providing easy access to London and the South Coast.

This beautiful property combines comfort, convenience, and charm, making it an ideal family home in a prime location.

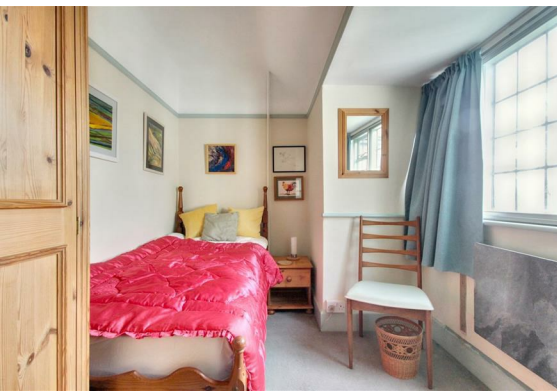
Covered entrance vestibule

Entrance hall

12'4 x 8'10 (3.76m x 2.69m)

Ground floor cloakroom





Double aspect lounge
20'2 x 15'1 (6.15m x 4.60m)

Double aspect dining room
17'5 x 12'0 (5.31m x 3.66m)

Kitchen/breakfast room
14'7 x 12'6 (4.45m x 3.81m)

Stairs to first floor landing

Bedroom one
14'11 x 11'7 (4.55m x 3.53m)

Bedroom two
11'9 x 12'7 (3.58m x 3.84m)

Bedroom three
7'11 x 9'2 (2.41m x 2.79m)

Bedroom four
7'9 x 15'0 (2.36m x 4.57m)

Bedroom five/study
17'6 x 7'1 (5.33m x 2.16m)

Family Shower Room

Separate WC

Corner plot

Brick built stores

Garden cabin

Off road parking

Garage with EV charge point

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.

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.

Area Map



Energy Efficiency Graph

