



**65 FIRST AVENUE**  
**WORTHING**

Winkworth

**JACKSON-STOPS** 



---

**65 FIRST AVENUE, WORTHING,  
WEST SUSSEX**

**GUIDE PRICE: £935,000  
FREEHOLD**

A wonderful detached property, believed to have been built in 1956 with brick and tile hung elevations, located on a popular residential road occupying a fantastic plot with a generous west facing rear garden.



---

**DISTANCE**

THE BEACH 2 MILES  
TOWN CENTRE 2 MILES  
ARUNDEL 10 MILES  
BRIGHTON 13 MILES  
GATWICK AIRPORT 36 MILES  
LONDON 59 MILES

---

**GROUND FLOOR**

- Entrance Hall
  - Double Aspect Sitting Room
  - Garden Room
  - Kitchen/Breakfast Room
  - Utility Room
  - Shower Room
  - Office
  - Dining Room
  - Cloakroom
  - Integral Garage
- 

**FIRST FLOOR**

- 3 Bedrooms
  - Bath/Shower Room
- 

**OUTSIDE**

- Driveway & Off-Road Parking
- Generous West Facing Rear Garden
- Greenhouse
- Small Summer House
- Gardner's Shed and Bicycle Shed
- Timber Garaging





## THE PROPERTY

The property is presented in good order throughout and comprises solid oak door with stained glass side lights leading to entrance hall with stairs to first floor and steps leading down to a ground floor cloakroom with hand wash basin and low level WC. The sitting room is triple aspect with bay windows to either end and fireplace with gas fire. There is a double aspect sitting/dining/kitchen with sliding door to rear terrace. The kitchen comprises range of wall and base units, 1½ bowl stainless steel sink with drainer, integral fridge and freezer, electric oven and separate microwave, electric hob with extractor hood and separate utility room with stainless steel sink and drainer, space and plumbing for washing machine, space for tumble dryer and sliding door to shower room with low level wc, hand wash basin and shower cubicle. A rear hallway has a door to a home office and further door to integral garage with power and light and wall mounted gas boiler, power and light.

To the first floor the landing has access to loft and doors to the main bedroom being double aspect with built-in wardrobes and dressing table, and eaves storage, two further double bedrooms both with built-in wardrobes and one with airing cupboard housing hot water tank. The fully tiled family bathroom has a low level WC, bath, pedestal hand wash basin and shower cubicle.

To the front of the property there is a block paviour driveway providing off road parking and path leading to the front door, an area of lawn with flower and shrub borders. There is pedestrian access from either side of the property. There is a generous west facing rear garden with large terrace adjoining the rear of the property which leads down to an area of lawn with mature flower and shrub borders and further area of garden with wild flowers, bark mulch pathways, greenhouse, small summer house, shed, and timber garaging. There are two sets of double vehicular gates that lead out onto the unmade-up lane behind the property. The property has the benefit of solar panels on the roof providing an annual income of circa £1,800.





## LOCATION

First Avenue is conveniently situated within easy access of the A27 and the popular Broadwater area of Worthing. The town centre is within 2 miles and provides a variety of shops, restaurants and theatres, with alternative shopping venues to be found in nearby Brighton and Chichester.

Recreational and sporting facilities available in and around the area include golf courses at Worthing, Ham Manor and Littlehampton, fitness and swimming at the David Lloyd centre and Splashpoint, riding across the Downs plus many beach activities such as sailing, windsurfing and walking on the seafront which is within 2 miles.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





---

## DIRECTIONS: BN14 9NP

Leaving Arundel take the A27 eastwards signposted Worthing and Brighton. Continue over the first and second roundabouts along the A27, and after approximately a quarter of a mile turn left into First Avenue. Continue along First Avenue for approximately a quarter of a mile where the property will be found on the left hand side.

---

## LOCAL AUTHORITY

Adur & Worthing Councils, Civic Centre, Ham Road, Shoreham-by-Sea Tel: 01273 263000  
Council Tax Band: F

---

## SERVICES

Mains electricity, gas, water and drainage. 20 Solar panels providing a feed in tariff of approximately £1,800 per annum.

---

## FIXTURES AND FITTINGS

Are excluded from the sale but may be available by separate negotiation.





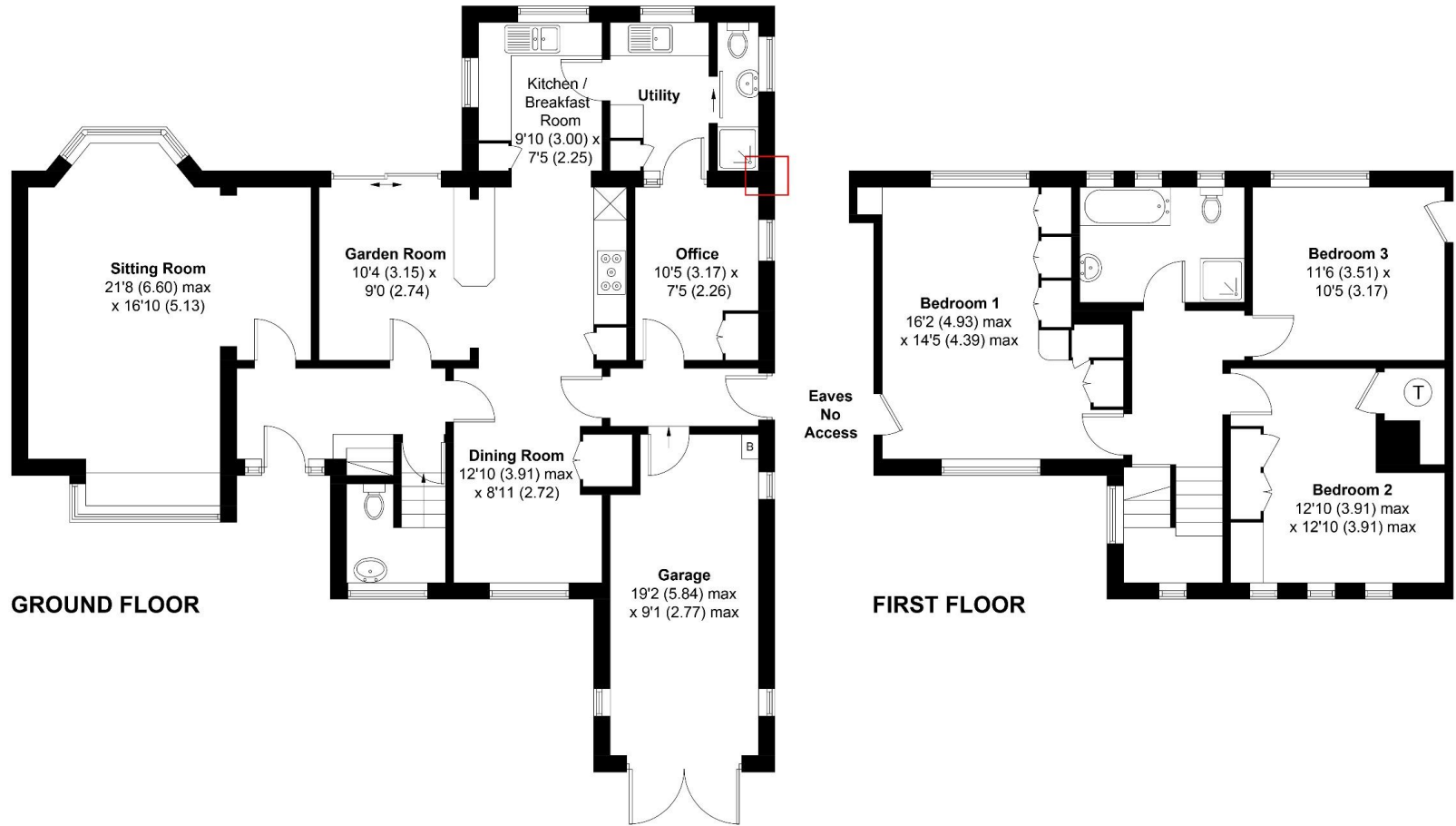




Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

## 65, First Avenue, BN14 9NP

**APPROXIMATE GROSS INTERNAL AREA = 1885 SQ FT / 175.1 SQ M  
(INCLUDING GARAGE)**



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1077611)

**Produced for Jackson - Stops**

**Winkworth**

WORTHING

01903 216219

worthing@winkworth.co.uk

onTheMarket.com

rightmove



**JACKSON-STOPS**



PROPERTY EXPERTS SINCE 1910

CHICHESTER SALES

01243 786316

chichester@jackson-stops.co.uk

jackson-stops.co.uk