



SECOND AVENUE, WEST SUSSEX, BN14
£1,250,000 FREEHOLD





SECOND AVENUE, WEST SUSSEX, BN14

Winkworth Worthing is excited to offer the opportunity to acquire a substantial family home within a premier location. The house also offers the chance to extend subject to planning and further potential to build a separate detached home to the plot as previous planning obtained (now lapsed)

Available for the first time in four decades this handsome house sits back on a double private plot which backs onto Charmendean park. The house is traditionally presented with large rooms and offers ample opportunity for an incoming purchaser to place their stamp on the interior. The two floors are flooded with light from large windows. The office space which forms part of the property has its own separate entrance. The property also offers a sizeable and accessible full-height loft room. The entire space measures 3179 sqft.

Second Avenue is located to the north of Worthing in the highly desirable residential area of Charmendean with wide, quiet tree-lined roads. Nearby amenities include Sainsbury's, local schools include Worthing High School, Bohunt, and Lancing Prep. Sporting facilities include golf courses at Worthing, Rustington and Littlehampton, fitness, and swimming at the David Lloyd centre and Splashpoint, horse riding, mountain biking and walking on the beautiful South Downs plus many beach activities at Worthing and Goring Sea front.

The nearby A27 provides access to the larger centres of Brighton and Chichester and junctions with the A24 which provides access to Surrey via Horsham.





15, Second Avenue, BN14 9NX

Approximate Gross Internal Area = 257.6 sq m / 2773 sq ft

Loft = 21.2 sq m / 228 sq ft

Garage / Tool Shed = 16.5 sq m / 178 sq ft

Total = 295.3 sq m / 3179 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	58	76
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2022.

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