



WITHDEAN AVENUE, WORTHING, BN12  
**£845,000 FREEHOLD**

**Winkworth**





## WITHDEAN AVENUE, WORTHING, BN12

Winkworth Worthing is proud to offer this spacious family home is in superb order and beautifully maintained by our vendor. Boasting enlarged interiors and a substantial garden this home by the sea will tick many boxes for those looking for a quiet location along the Sussex coast.

Withdean Avenue is a prized address within Goring-by-Sea being moments from the beach and green with large open spaces for walks and picnics. The area is known for individual detached homes on wide avenues with a laid-back vibe. Local facilities include the Sea Lane Cafe directly on the beach, local shopping facilities on Goring road, bus routes to Worthing town with a plethora of eateries, stores, bars, banks cafes and entertainment. London and Brighton are accessible by rail from Goring station which is under a mile from the property.

Internally our floorplan shows the layout and room sizes. Of note is the sense of space within the principle rooms with the ground floor having a superb flow which would be perfect for entertaining. The front reception is spacious and light with a deep west-facing window, the dining room is open to a sunroom with lovely garden views which in turn is open to a very spacious kitchen diner with a large range of modern kitchen cabinetry. The downstairs study could also become a utility if required swapping one of the bedrooms for workspace.

To the first floor are five bedrooms, the three largest are all good-sized doubles with to having en-suites and storage. The two single bedrooms have the use of a modern family bathroom and are positioned perfectly for children to have their rooms together.

Externally the property sits back within the plot with ample parking which leads to the integral garage. The wonderful rear garden is predominantly laid to lawn with fenced borders and established planting. A rear terrace and raised deck area are perfect places to sit and relax whilst taking in the sea air and basking in the Sussex sun





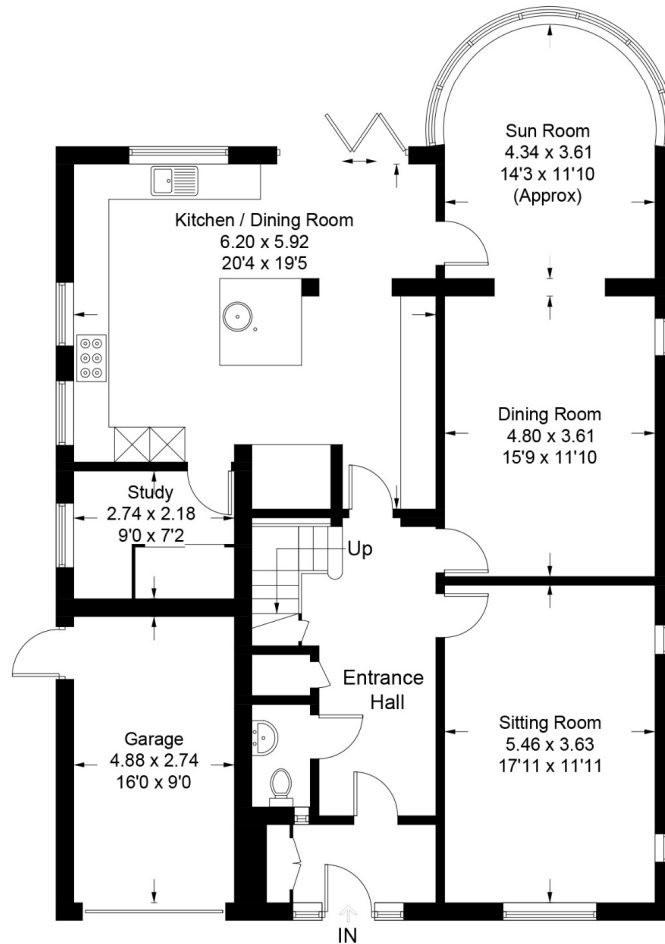


## Withdean Avenue, BN12 4XD

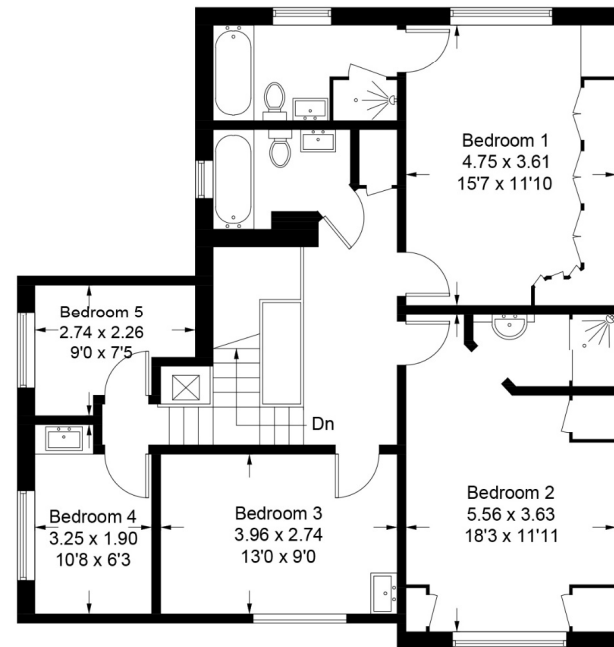
Approximate Gross Internal Area = 205.4 sq m / 2211 sq ft

Garage = 13.6 sq m / 146 sq ft

Total = 219 sq m / 2357 sq ft



**Ground Floor**



**First Floor**

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 2020.