



HURST AVENUE, WEST SUSSEX, BN11
£625,000 FREEHOLD

Winkworth



HURST AVENUE, WEST SUSSEX, BN11

A beautifully refurbished family home set on a quiet residential street within the favoured area of West Worthing just moments from the seafront and park grounds at Marine Gardens. Presented in what can be described as fantastic order this fine 1930s home has been subject to refurbishment and enlargement by our vendor to include a gorgeous kitchen diner and external workspace.

The house stands back from the street with a pretty fronted garden full of established planting creating a welcoming and colourful approach.

Internally the accommodation is substantial with three floors of light-filled interiors. Our floorplan shows the layout with room dimensions and orientation of which you will note the natural flow of the living space to the ground floor and the superb size of all four bedrooms plus the attic room. The house has been beautifully finished to complement the era of building with modern conveniences. The kitchen has been extended and fitted with a vast array of contemporary cabinetry incorporating appliances and a gorgeous set of Belgian doors overlooking the garden. The reception rooms are spacious and have been opened to create a large through area with the dining leading into a sunroom. The downstairs cloakroom is fitted with a W.C and basin and there is a useful vestibule with storage on the ground. To the first floor are four double bedrooms and a stunning family bathroom with shower, bath, basin and W.C. To the top floor is a further room which is being used as a hobby room with a store and a walk-in cupboard.

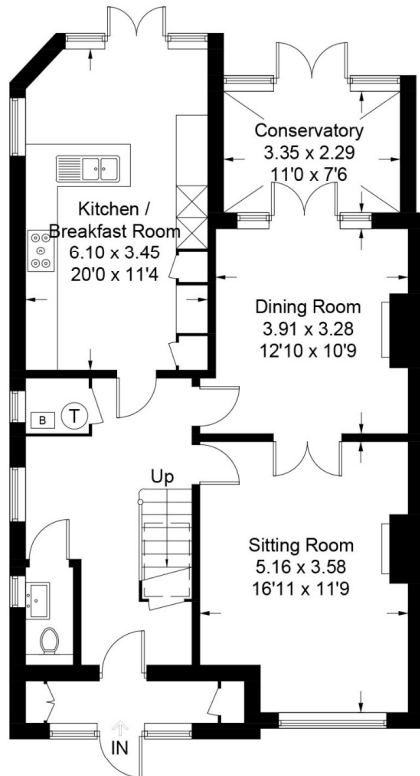
The rear garden is a masterpiece with a Mediterranean look and feel. The patio has been built with reclaimed bricks and provides an area straight from the kitchen which is large enough for dining. There are raised beds and separate seating areas in which to catch the sun of which there is plenty being west facing. A workshop has been added to the rear of the single garage with glazed windows over the garden, this would be a fantastic place to work away from the house with light and



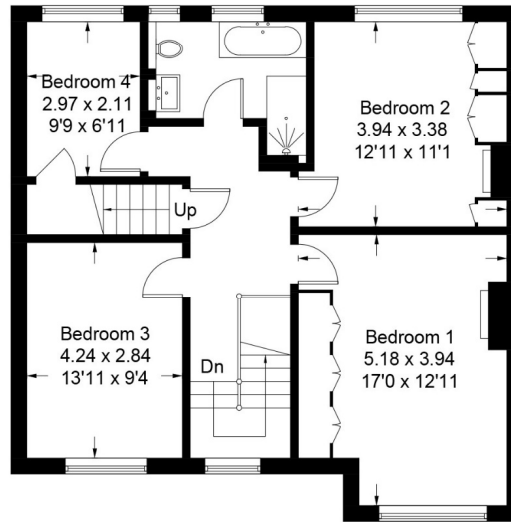


5, Hurst Avenue, BN11 5NY

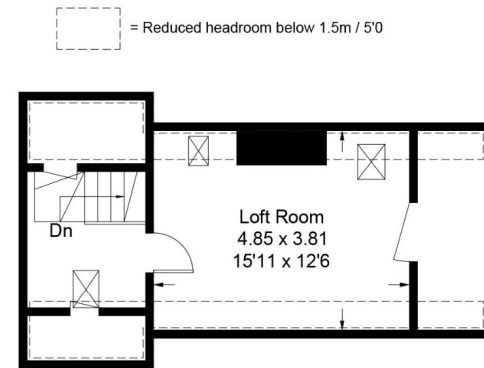
Approximate Gross Internal Area = 202.7 sq m / 2182 sq ft
 Outbuilding = 25.7 sq m / 277 sq ft
 Total = 228.4 sq m / 2459 sq ft
 (Including Garage)



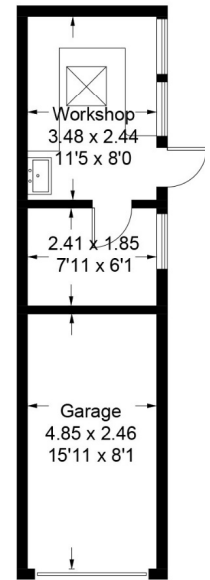
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-)	B		83
(81-91)	C		
(69-80)	D	61	
(55-68)	E		
(39-54)	F		
(21-38)	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 2023.

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