



**JAMES & JAMES**

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63 First Avenue  
Worthing, BN14 9NP

Asking price £1,000,000



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# 63 First Avenue

## Worthing, BN14 9NP

James & James Estate Agents are honoured to present an exciting opportunity to acquire one of Worthing's premier, individually designed and well extended detached homes situated within the exclusive Charmandean Estate.

Backing onto Hill Barn Golf Course and set in 0.32 acres of landscaped gardens this imposing detached residence is certain to offer the accommodation, attention to detail and space for any growing family searching for their forever home.

Local shops can be found at Broadwater Street West whilst Worthing town centre with its comprehensive range of shopping facilities, bars and restaurants can be found approximately two miles away. Worthing mainline rail Station can be found approx. two miles distance. The property is situated conveniently for the A24 and A27 for ease of access to Brighton, Chichester, Gatwick Airport and London. It is also boasts access to the South Downs National Park & two golf courses that can be found close by.

In brief, the accommodation comprises; Entrance porch, entrance hall, triple aspect sitting room, dining room, study, luxury extended Colliers kitchen / family room enjoying an outlook over the rear gardens, utility room, internal access to the garage. To the first floor there is a split level landing, master suite with boutique en suite bathroom, second bedroom with en suite, two further double bedrooms, bathroom & separate WC

Outside; To the front of the property there is a sweeping In/Out driveway providing off road parking for several vehicles. Whilst the WEST facing landscaped rear garden is a particular feature of the property having been meticulously cared for, being laid predominantly to lawn with a profusion of maturing established tree and shrub lined boarders. There is a garden room to enjoy the last of the evening sun and further outbuildings & rear vehicle access . In our opinion internal viewing is considered essential to appreciate the overall size and condition of this spacious family home

**Entrance Porch**  
6'10 x 4'11 (2.08m x 1.50m)

**Entrance Hall**  
13'10 x 8'9 (4.22m x 2.67m)

**Sitting Room**  
18'7 x 12'10 (5.66m x 3.91m)





Dining Room / Play Room  
12'2 x 10'11 (3.71m x 3.33m)

Study/Home Office  
12'0 x 9'2 (3.66m x 2.79m)

Colliers fitted luxury Kitchen &  
Family Space  
35'05 x 24'08 (10.80m x 7.52m)

Utility Room  
6'6 x 5'11 (1.98m x 1.80m)

First Floor Landing  
17'7 x 7'8 (5.36m x 2.34m)

Master Suite  
24'2 x 18'3 (7.37m x 5.56m)

Luxury En Suite  
12'3 x 7'7 (3.73m x 2.31m)

Bedroom Two  
16'2 x 13'2 (4.93m x 4.01m)

En Suite

Bedroom Three  
16'2 x 9'2 (4.93m x 2.79m)

Bedroom Four  
11'11 x 9'7 (3.63m x 2.92m)

WC

Garage  
15'9 x 11'6 (4.80m x 3.51m)

Plot size - 0.32 Acres

## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

