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## **Wayside Avenue, Worthing, BN13 3JU - £425,000**

Aspire Residential are delighted to bring to the market this extended semi-detached house complete with ANNEXE and off road parking. The main property comprises of large living space downstairs, as well as boasting 3/4 bedrooms. The annexe has its own bedroom/lounge as well as a separate kitchen and shower room. The property is situated in a popular residential area with south facing garden. Be sure to book today to avoid disappointment!

### **Key Features:**

- **Extended semi-detached**
- **Four Bedrooms with separate annexe**
- **En Suite**
- **South facing garden**
- **Off road parking**
- **EPC - D**

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28 Goring Road , Worthing, BN12 4AD  
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### **Entrance Porch**

Double glazed door leads into porch. Double glazed throughout. Door into:

### **Hallway**

Cupboard that houses meters. Radiator to side wall. Parquet floor.

### **Dining Room** 12' 2" x 8' 9" (3.71m x 2.66m)

Double glazed windows to front with radiator below. Parquet flooring.



### **Lounge** 16' 7" x 12' 1" (5.05m x 3.68m)

Double glazed sliding door out to conservatory. Radiator to side wall. Carpets throughout.

### **Kitchen** 19' 7" x 7' 9" (5.96m x 2.36m)

Double glazed window to rear. Matching range of wall and base units. Floor to ceiling tiled walls. Space for all appliances. Stainless steel sink inset to worktop.

### **Conservatory** 18' 2" x 10' 0" (5.53m x 3.05m)

Glazed throughout. Sliding doors opening to garden.



### **First Floor Landing**

Access to loft space. Airing cupboard.

### **Master bedroom** 18' 3" x 8' 7" (5.56m x 2.61m)

Double glazed dual aspect windows. Radiator. Carpets.

### Ensuite

Double glazed frosted window to rear. Panel enclosed P-shape bath. Part tiled wall for splashback. Button flush W/C. Pedal hand wash basin. Chrome heated towel rack. Tiled floor.

### Study/Bedroom 4 *8' 7" x 7' 11" (2.61m x 2.41m)*

Double glazed window to front with radiator below. Carpets.

### Bedroom 2 *11' 4" x 10' 10" (3.45m x 3.30m)*

Double glazed window to front with radiator below. Built in wardrobe space. Carpets.

### Bedroom 3 *11' 5" x 10' 10" (3.48m x 3.30m)*

Double glazed window to rear with radiator below.

### Family Bathroom

Double glazed window to rear. Floor to ceiling tiled walls. Panel enclosed bath with overhead shower. Pedestal hand wash basin. Heated towel rail. Vinyl floor.

### W/C

Separate chain flush W/C. Double glazed window to rear.

### South facing garden

Patio space for dining. Lawn with path to rear decking.





### **Off road parking**

Space for 1-2 cars.

### **Internal Annexe**

#### **Lounge/Bedroom** *18' 3" x 7' 11" (5.56m x 2.41m)*

Double glazed windows to front and side. Radiator. Carpets.

#### **Shower Room**

Double glazed frosted window to side. Double length shower with internal tiling for splash back. Button flush w/c. Pedestal wash hand basin. Heated towel rail. Laminate floor.

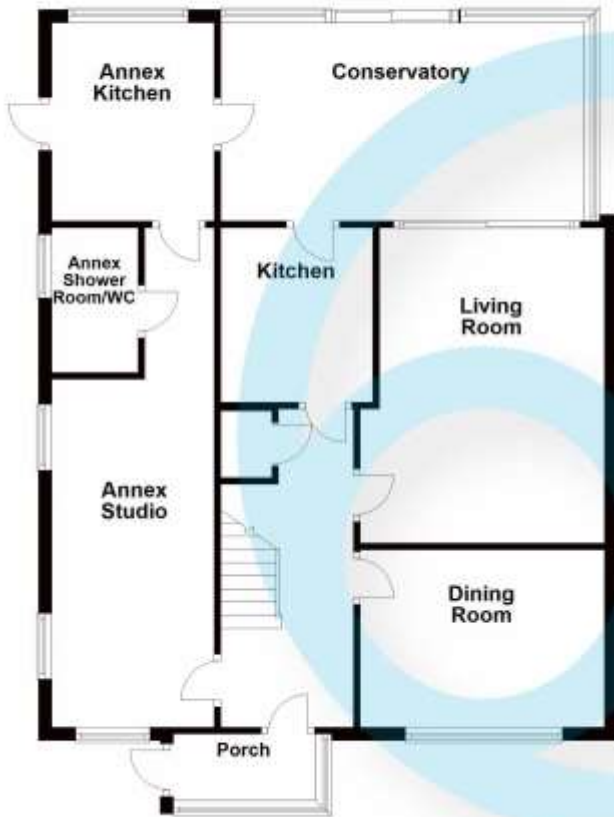
#### **Utility Room** *9' 10" x 8' 10" (2.99m x 2.69m)*

A mixture of double glazed windows & doors over three sides. Matching range of soft beige wall and base units. Raised butler sink inset to wood effect work top. Space for all appliances. Laminate floor.



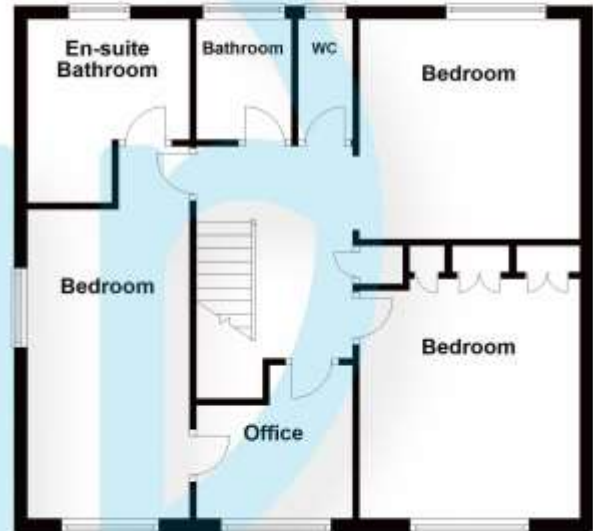
**Ground Floor**

Approx. 90.4 sq. metres (973.0 sq. feet)



**First Floor**

Approx. 63.1 sq. metres (679.0 sq. feet)



Total area: approx. 153.5 sq. metres (1651.9 sq. feet)

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