



ASPIRE RESIDENTIAL

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Pembroke Avenue, Worthing, BN11 5QT - £625,000

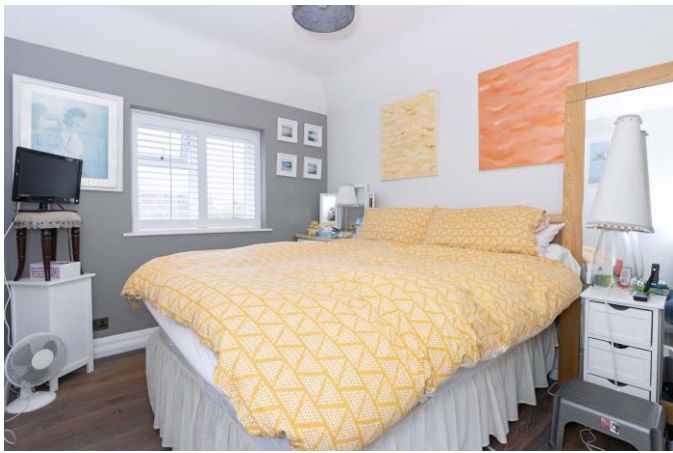
Aspire Residential are delighted to bring to the market this three bedroom, detached family home in sought after West Worthing. Internally the property has been fully refurbished upstairs, including a brand new bathroom. The ground floor has been partly prepared for refurbishment. Additional benefits of this property include planning consent for a single story rear extension, a garage and a good size garden. Ideally located, this property is within a short walk of a mainline train station, local shops and the seafront.

Key Features:

- **Detached Family House**
- **Part Refurbished**
- **Three Double Bedrooms**
- **Planning Previously Granted For A Single Story Extension**
- **EPC - C**
- **Close To West Worthing Train Station**
- **Easy Walk To the Seafront And Local Shops**

www.aspireresidential.co.uk

28 Goring Road , Worthing, BN12 4AD
01903 259961 info@aspireresidential.co.uk



Entrance Porch

Part Glazed. Wooden door into hallway.

Hallway

Radiator to the side wall. Two under stairs storage cupboards.

Lounge 15' 8" x 11' 11" (4.77m x 3.63m)

Double glazed windows into bay with a radiator below. Additional windows to the side wall. Feature fire place. Carpets.



Dining Room 14' 0" x 11' 0" (4.26m x 3.35m)

Double glazed sliding doors out to conservatory. Featured fire place. Radiator to side wall. Carpets.



Conservatory 11' 4" x 0' 6" (3.45m x 0.15m)

Part double glazed windows with doors out to garden. Space to dine. Carpets.

Kitchen 11' 0" x 8' 0" (3.35m x 2.44m)

Double glazed windows to side wall. Matching range of wall base units. One and a half bowl sink inset to work top. Integrated appliances include an eye level grill and oven, a four ring electric hob and a dish washer. Space for washing machine and fridge freezer. Boiler to the side wall. Opening to:



Utility room 7' 0" x 4' 0" (2.13m x 1.22m)

Double glazed windows and door out to garden. Worktop with storage below. Space for appliances.

Down stairs W.C.

Frosted double glazed windows. Chain flush W.C. Wash hand basin. Radiator.

Landing

Frosted windows to side. Access to loft space. Hard wood floor.

Refitted Bathroom

Floor to ceiling tiled walls. Double glazed frosted window with fitted shutters. Panel enclosed bath with chrome tap. Double width walk in shower. Button flush W/C. Chrome heated towel rail. Double width porcelain wash hand basin with vanity storage. Tiled floor.

Bedroom 1 *15' 5" x 11' 11" (4.70m x 3.63m)*

Double glazed windows into bay with fitted shutters and radiator below. Triple width fitted wardrobe. Wooden floor.

Bedroom 2 *14' 3" x 11' 2" (4.34m x 3.40m)*

Double glazed window to rear aspect with fitted shutters and radiator below. Fitted wardrobe. Wooden floor.

Bedroom 3 *10' 9" x 8' 5" (3.27m x 2.56m)*

Double glazed window to rear aspect with fitted shutters and radiator below. Fitted wardrobe. Wooden floor.

Rear Garden

Part patio but mainly laid lawn with decorative shrubbery throughout.

Garage

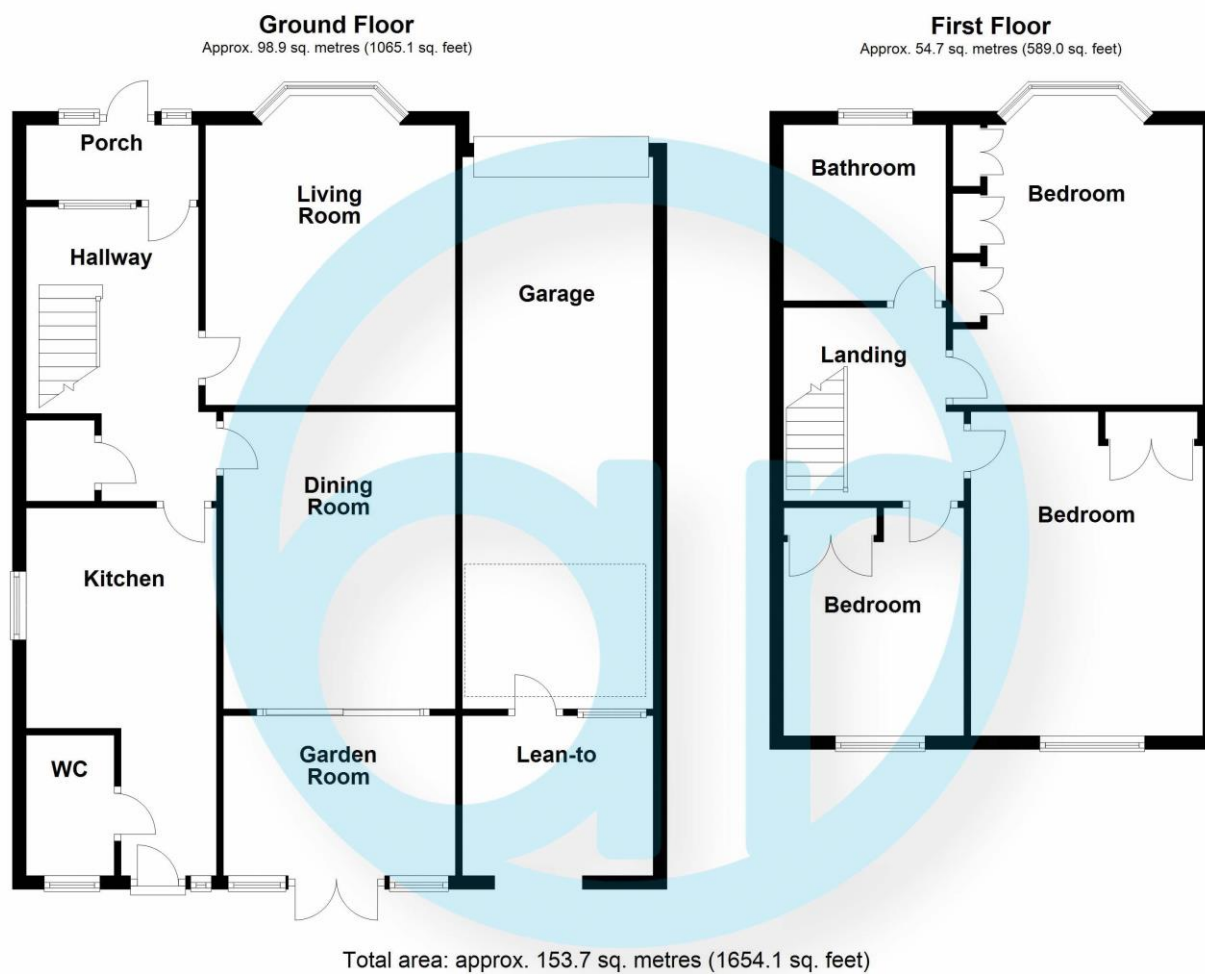
Manual up and over door. Mezzanine floor and storage. Power and lighting.

On Road Parking

For multiple cars.







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