



35 Brooklyn Avenue, Worthing, BN11 5QH
Offers In Excess Of £625,000

and company
bacon
Estate and letting agents



Charming detached older style house in the highly desirable Brooklyn Avenue area of West Worthing twixt shops and seafront. The accommodation includes an entrance hall, ground floor cloakroom wc, spacious lounge, dining room, kitchen and lean to. The first floor features three double bedrooms and a family bathroom. The property benefits from gas fired central heating and double glazing offering a solid foundation for future improvements. Externally the property stands on a good size plot featuring a west-facing rear garden, perfect for enjoying sunny afternoons and offering great potential for further extension and development, subject to the usual planning consents. A private drive with ample parking leads to a detached garage. Internal viewing is highly recommended to fully appreciate the scope and charm of this property.

- Detached House
- Three Double Bedrooms
- Large West Facing Rear Garden
- Detached Garage
- Two Reception Rooms
- Private Driveway
- Popular West Worthing
- Viewing Highly Recommended



Entrance Hall

With UPVC double glazed window, under stairs storage cupboard, double radiator, floorboards throughout.

Lounge

4.9 x 4.2 (16'0" x 13'9")

A double aspect with a UPVC double glazed window and a wooden framed bay window, double radiator, stained floorboards, an additional double radiator, and a chimney recess with fitted log burner.

Dining Room

3.76m x 3.43m (12'4" x 11'3")

Double aspect with UPVC double glazed window and door to garden, high level skirting, double radiator, focal fireplace.

Kitchen

4.29m x 4.01m (14'0" x 13'1")

Single drainer sink unit with mixer taps inset to roll edge work surface with cupboards below, shelved corner cupboard, large pantry cupboard with window, space and plumbing for washing machine, space for range style cooker, space for upright appliance, part tiled walls, double aspect with UPVC double glazed window and single glazed window, double radiator.

Lean To

Double glazed window to front and double glazed door to rear, access to WC.

Wc

Close coupled wc, window with opaque glass, wall mounted Worcester Bosch boiler.

First Floor Landing

Floorboards throughout with UPVC double glazed window.

Bedroom One

4.2 x 3.2 (13'9" x 10'5")

Double aspect with UPVC double glazed window, double radiator, focal fireplace, painted floor boards.

Bedroom Two

4.2 x 2.7 (13'9" x 8'10")

UPVC double glazed window, focal fire place, single radiator, painted floor boards.

Bedroom Three

3.6 x 2.6 (11'9" x 8'6")

With UPVC double glazed window, radiator, painted floor boards.

Bathroom

Panelled bath with telephone style mixer taps, pedestal wash hand basin, heated towel rail, airing cupboard with slatted shelving, UPVC double glazed window with opaque glass.

Wc

Close coupled wc, UPVC double glazed window with opaque glass, mirror fronted medicine cabinet.

West Aspect Rear Garden

The large rear garden is particular feature of this property, having a West aspect and laid predominantly to lawn with a small area of patio.

Front Garden

The front garden is arranged with lawn and maturing borders.

Private Driveway

providing off road parking and leading to detached garage.

Detached Garage

5.5 x 3 (18'0" x 9'10")

with double doors, power, light and window.

Required Information

Council tax band: E

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.







GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

