



Price

£470,000

Freehold

3x  1x  2x 

**Bruce Way, Worthing,
West Sussex, BN11**

OVER 60?

Secure this property
for up to **59% less!**

cubitt&west
Helping you move forwards



Main features

- An older style quirky semi-detached extended house
- Potential for a loft conversion (STPC)
- Enclosed sunny rear garden with workshop
- Great school catchment area
- Good access to the A24 and to the A27 Worthing Shopping Parade

Accommodation

GROUND FLOOR

Hallway

Open Plan LoungeBreakfast Room: 18'6 x 13'0 (5.64m x 3.97m)

Dining Area: 12'6 x 12'3 (3.81m x 3.74m)

Kitchen Area: 9'9 x 7'8 (2.97m x 2.34m)

FIRST FLOOR

Landing

Bedroom 1: 12'4 x 11'5 (3.76m x 3.48m)

Bedroom 2: 12'4 x 10'4 (3.76m x 3.15m)

Bedroom 3: 8'5 x 8'1 (2.57m x 2.47m)

Bathroom

OUTSIDE

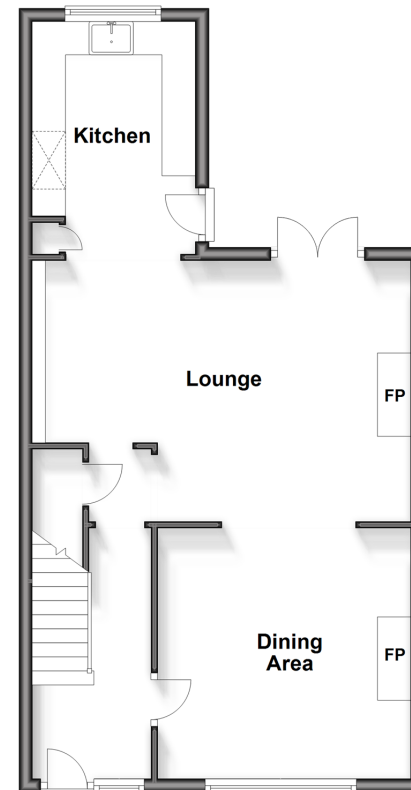
Enclosed Rear Garden

Studio with Power & Light

Shared Driveway With ORP

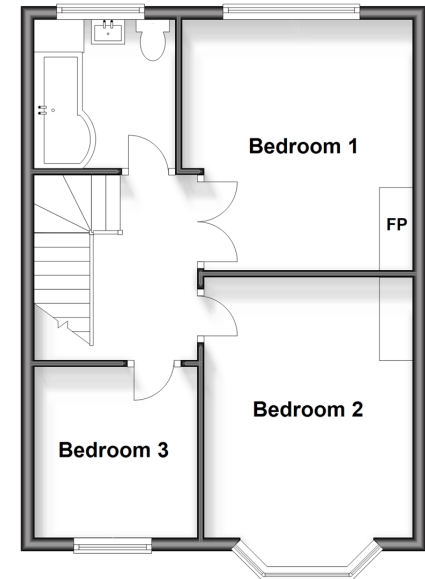
Ground Floor

Approx. 52.9 sq. metres (569.9 sq. feet)



First Floor

Approx. 44.4 sq. metres (478.3 sq. feet)



Call West Worthing - 01903 700657 ■ cubittandwest.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



40903318/20240302/SRF/JS