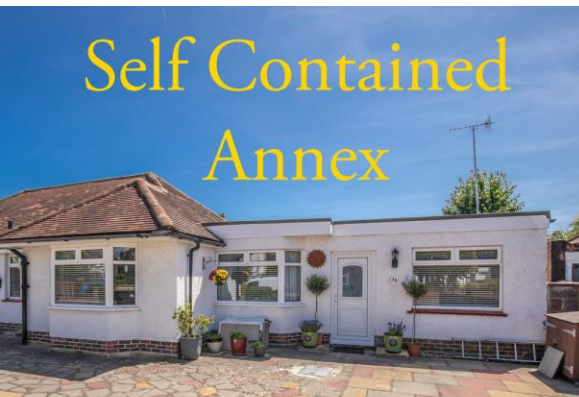


## Self Contained Annex



- SIZEABLE SELF CONTAINED ANNEX
- OFF ROAD PARKING
- 3 LARGE BEDROOMS INC ANNEX

14 Cecilian Avenue, Worthing, BN14 8AU

Guide Price £550,000

W-Welch Estate Agents are delighted to bring to the market this wonderfully presented and spacious 3-Bedroom Bungalow with the versatility of a self-contained annex. The property's exterior boasts large off road parking area and a charming porch that invites you inside where you will find a bright and airy living room, reception room and newly fitted kitchen. The conservatory running the entire length of the property floods the space with natural light along with three spacious bedrooms, with 1 contained in the Annex connected to the main residence – perfect for extended family members, a home office, or rental income potential. Prime in location



## Property Description

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### RECEPTION ROOM

12' 0" x 11' 11" (3.66m x 3.63m)

### BEDROOM 1

14' 0" x 12' 0" (4.27m x 3.66m) Great sized master bedroom and inbuilt wardrobes.

### BEDROOM 2

11' 1" x 9' 6" (3.38m x 2.9m) Good sized double bedroom

### BEDROOM 3 (ANNEX)

11' 11" x 8' 6" (3.63m x 2.59m) Double bedroom with door into the bathroom.

### KITCHEN

13' 7" x 9' 3" (4.14m x 2.82m) Spacious and sleek kitchen with rolled top counters and undercabinet lighting,

### ANNEX KITCHEN





15' 9" x 7' 9" (4.8m x 2.36m) With a perfect space for lovely breakfast nook in the double-glazed bay window, this kitchen is fully equipped with dishwasher, washing machine and TV.

#### **SITTING ROOM**

16' 1" x 12' 0" (4.9m x 3.66m) With a large bay overlooking the conservatory interior, this sitting room offers both light and spacious living and a cosy retreat.

#### **CONSERVATORY**

21' 6" x 8' 11" (6.55m x 2.72m) Plenty large enough to serve as an extra reception room for entertainment, this conservatory has a wall mounted heater, power points and TV and backs onto the sunny rear garden.



#### **ANNEX LIVING ROOM**

#### **FAMILY BATHROOM**

Four piece suite

#### **ANNEX SHOWER ROOM**

Three piece suite







# Cecilian Avenue, Worthing, BN14 8AU

Approximate Gross Internal Area = 145.9 sq m / 1570 sq ft

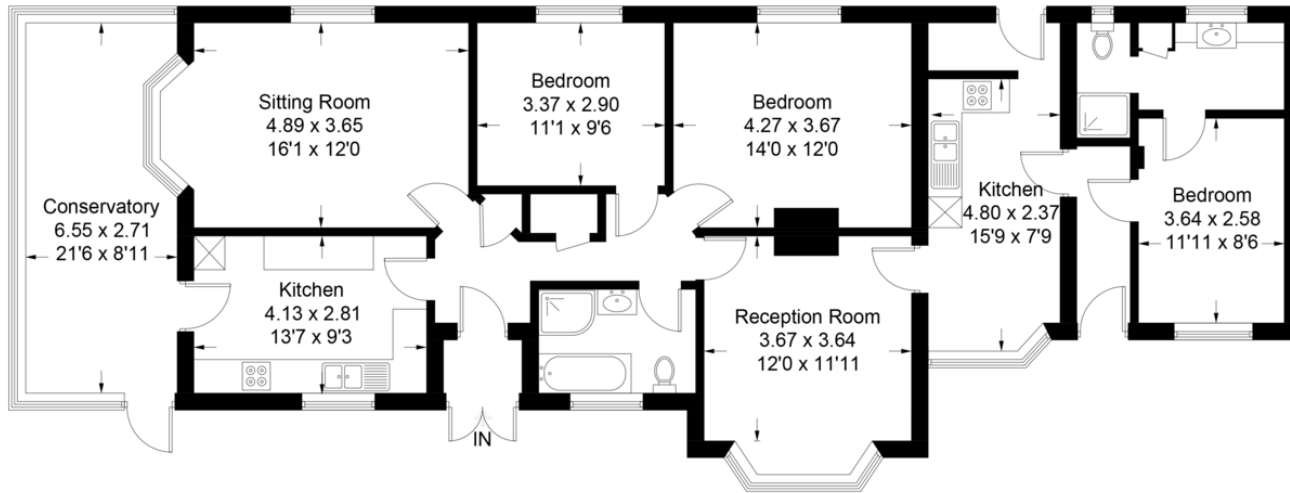


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements