

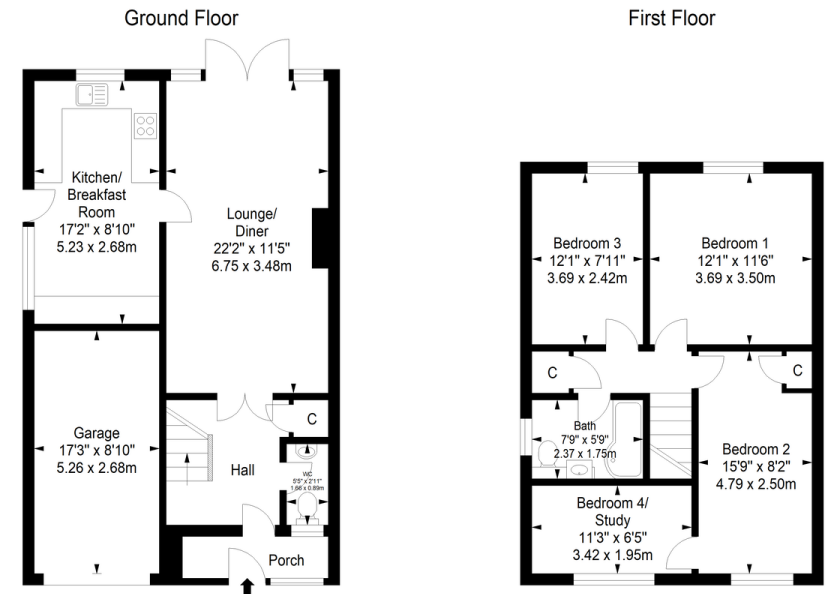


- 3 / 4 BEDROOM FAMILY HOME
- REFITTED KITCHEN & BATHROOM
- WEST FACING GARDEN
- PRIVATE DRIVE

23 Adur Avenue, Worthing, BN13 3LE

Offers In Excess Of £425,000

W Welch Estate Agents are delighted to offer for sale a three / four bedroom detached family home forming part of the Fleet wing catchment area. Offered in good condition and well kept throughout by the current owners. The accommodation consists of a reception hall, open plan lounge/dining room, refitted kitchen / breakfast room with integrated fridge and freezer, ground floor cloakroom, first floor landing, three bedrooms, bedroom one has an additional room off used as a 4th bedroom / dressing room or en suite with additional family bathroom (see left private driveway, garage and West facing rear garden.



Approximate gross internal floor area 120.3 sq m/ 1294.9 sq ft
 Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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3 Marston Road, Worthing, West
 Sussex, BN14 8BD

www.w-welchestateagents.co.uk
 01903 898000
sales@w-welchestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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