

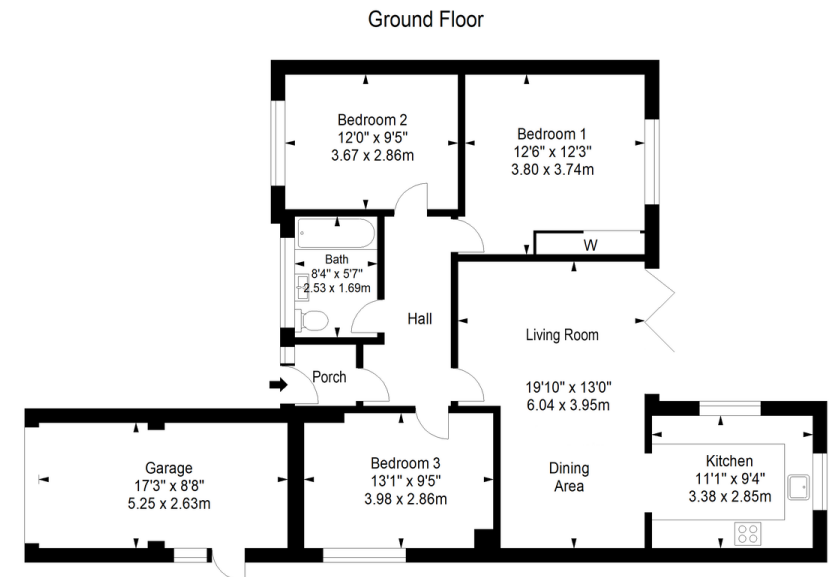


- DETACHED BUNGALOW
- SUPERB CONDITION THROUGHOUT
- REFITTED KITCHEN AND BATHROOM

44 Wiston Avenue, Worthing, BN14 7QX

Offers In Excess Of £475,000

W Welch Estate Agent's in Worthing are delighted to present to the open market for sale this rarely available and very spacious detached bungalow, situated in the sought after Thomas A Becket catchment area close to local shops, schools, amenities and mainline train station. Upon further inspection you will find three very well pointed double bedrooms, open plan living/dining room, dual aspect fitted kitchen, contemporary refitted bathroom suite substantial rear garden, off road parking for several cars and garage and positioned on a generously sized plot. Highly recommend a viewing to appreciate the space this lovely home offers, please call Tel: 01903 898000. EPC D



Approximate gross internal floor area 98.8 sq m/ 1063.5 sq ft
 Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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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 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