



11 Brothers Avenue, Worthing, BN13 1FJ

Price £435,000

and company
bacon
Estate and letting agents



A fantastic opportunity to purchase this beautifully presented modern family home located on Cissbury Chase in Goring. Built in 2016 by Barratts this Abingdon home offers the remaining NHBC guarantees. The property benefits from two allocated parking spaces and west aspect rear garden. The accommodation briefly comprises, entrance hall, cloakroom/Wc, lounge/dining room, modern kitchen with integrated appliances, first floor landing, two double bedrooms and Jack and Jill family bathroom/Wc, second floor landing, master bedroom and ensuite shower room/Wc. Viewing is highly recommended.

- Beautifully Presented
- Three Double Bedrooms
- Bed 1 with Ensuite
- Jack and Jill Bathroom/Wc
- Westerly Aspect Rear Garden
- Feature White Shutters
- Gas Central Heating
- Two Allocated Parking Spaces



Solid composite door with glass panel insert and glass panel above.

Entrance Hall

Radiator. LVT Wishbone design flooring. Doors to cloakroom, Lounge/diner and kitchen. Inset spotlights.

Cloakroom/Wc

Low level flush W.c. Pedestal wash hand basin with mixer tap over. Feature column Radiator. Extractor fan. Mounted electrical fuse board. LVT wishbone design flooring.

Kitchen

3.9 x 1.8 (12'9" x 5'10")

Range of work surfaces with white high gloss cupboards and drawers with feature black handles. Inset ceramic sink. Matching wall cupboards with undermount LED strip lighting. Cupboard housing boiler. Four ring hob with extractor over. Integrated oven and grill. Additional built in appliances consisting of fridge freezer, dishwasher and washing machine. Part tiled walls. Radiator. Levelled ceiling with inset spotlights. Upvc double glazed window with fitted white shutters. LVT wishbone design flooring.

Lounge / Dining Room

6.9 x 4.1 (22'7" x 13'5")

A spacious and light Westerly aspect room with feature part wood panel wall and part vaulted ceiling with two Velux windows. Upvc double glazed French doors and windows to sides with fitted white shutters. Three column radiators.

Door to under stairs storage cupboard with power and light. LVT wishbone design flooring. Levelled ceiling with inset spotlights.

First Floor Landing

Radiator. Stairs rising to second floor. Doors to:-

Bedroom Two

4 (max) x 3.3 (13'1" (max) x 10'9")

Two Upvc double glazed windows with fitted white shutters. Radiator. Levelled ceiling with inset spotlights.

Bedroom Three

4 (max) x 2.9 (13'1" (max) x 9'6")

Two Upvc double glazed windows with fitted white shutters. Radiator. Door to Jack and Jill bathroom.

Jack and Jill Family Bathroom/Wc

A white suite comprising of a panelled bath with wall mounted shower attachment over and glass shower screen, low level flush Wc and pedestal wash hand basin with mixer tap. Wall mounted mirrored cabinet. Feature marble effect part tiled walls. Heated towel rail.

Second Floor Landing

Radiator. Door to :-

Bedroom One

8.5 x 3.5 (27'10" x 11'5")

Two Upvc Velux windows. Further Upvc double glazed window with fitted blind. Two areas of full height fitted wardrobes giving ample

storage. Door to over stairs cupboard allowing additional storage. Cupboard housing hot water tank with shelving above. Two radiators. Door to:-

Ensuite Shower Room/Wc

Upvc double glazed Velux window. Double step in shower cubicle with glass sliding doors and wall mounted shower attachment. Low level flush W.c. Pedestal wash hand basin and mixer tap. Heated towel rail. Marble effect part tiled walls.

Westerly Aspect Rear Garden

Artificial lawn with paved patio nearer the house. Side access gate. Outdoor power. Enclosed by fencing. Bar can be included in the sale.

Front Garden

Pathway leading to front door with small shingle borders to both sides.

Allocated parking

There are two allocated parking spaces designated to the property immediately to the front elevation, marked 110.

Required Information

Council tax band: D

Draft version: 1

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









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		95
(81-91) B	85	
(69-80) C		
(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.

