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1 Bruce Avenue
Worthing BN11 5JN
Price guide
£350,000



and company
bacon
Estate and letting agents



Bacon and Company are pleased to offer for sale this three bedroom end of terrace house with SOUTH FACING rear garden with workshop and EXTENDED kitchen / dining room. Located in sought after ELM GROVE, West Worthing within easy reach of local shops, railway station and bus services. This home benefits from gas central heating, double glazing, EV Charger for electric car and off road parking for two vehicles. ****Viewing is highly recommended****

Covered Entrance

Modern double glazed front door with Upvc double glazed window to side.

Entrance Hall

Staircase rising to first floor. Electricity meter, consumer unit, connection and switch for the EV charger can be found in the cupboard under the stairs. (The house has a 100amp fuse installed by UK Power Network in 2018.

Living Room 16' 10" max x 10' 11" (4.88m 0.25m max x 3.05m 0.28m)

Upvc double glazed bay window. Radiator.

Extended Kitchen / Dining Room 18'1 Max x 17'1 Max (5.51m Max x 5.21m Max)

A superb space with modern bi fold doors connecting to the Southerly aspect garden. The kitchen comprises of an excellent range of work surfaces with cupboards and

drawers fitted under. Inset sink. Fitted gas hob with oven under and extractor above. Range of matching wall cupboards and glazed display cabinet. Wall mounted boiler. Space for fridge/freezer. Part tiled walls. Breakfast bar. Space for washing machine and tumble dryer. Fitted wall shelves. The dining room offer space for table and chairs and a feature ceiling lantern. Inset Spotlights.

First Floor Landing

Double glazed window. Access hatch to the loft space, insulated and part boarded.

Bedroom One 11'6" x 9'10" (3.51m x 3.00m)

Upvc double glazed window. Radiator.

Bedroom Two 11'7" x 9'11" (3.53m x 3.02m)

Double glazed window over looking the rear garden. Radiator. Airing cupboard housing hot water cylinder.

Bedroom Three 7' 11" x 6' 6" (2.13m 0.28m x 1.83m 0.15m)

Upvc double glazed window. Radiator

Bathroom/Wc

Suite comprising shaped jacuzzi bath with independent shower above with rainwater fitting and additional shower attachment. Vanity surface with inset wash hand basin and concealed cistern Wc, cupboards under and matching wall mounted cabinet. Double glazed obscure glass window. Part tiled walls. Chrome towel radiator.

South Facing Rear Garden

A landscaped Southerly aspect garden which is mainly laid to lawn with timber edge borders and attractive painted fencing. Patio nearer the house. Timber WORKSHOP with window located at the rear of the garden.

Private Driveway

Providing off road parking for two vehicles. Fitted EV Charger see below note for further information.

AGENT NOTE - EV Charger

The external charger is a Podpoint 7kw with a tethered type 2 connector. Installed by Podpoint in 2018. It's a smart charger and could be easily switched to a new user. If a buyer would like the EV charger then it can be left in situ.

Version

This is version 1 of the particulars

Tenure

Freehold

Council Tax Band

C

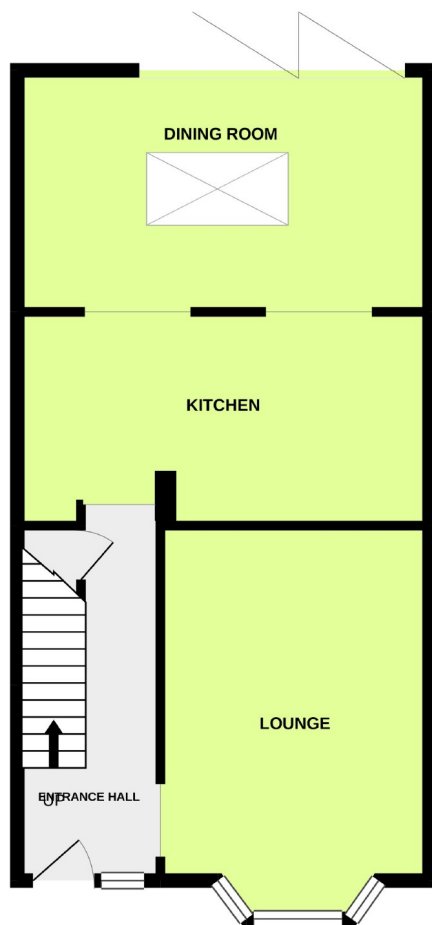
Local Authority

Worthing Borough Council

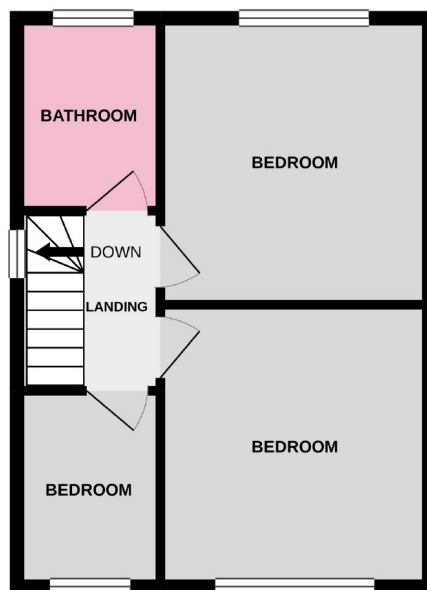




GROUND FLOOR



1ST FLOOR



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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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.

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