



Westbourne Avenue | Worthing, West Sussex | BN14 8DE

Guide Price Of **£450,000**



A beautifully presented three bedroom home, full of Character and offering a sought after open plan kitchen/diner.



Key features:

- Semi Detached House
- Beautifully Decorated Throughout
- Three Good Size Bedrooms
- Spacious Lounge With Open Fireplace
- Open Plan Kitchen/Dining Room
- Spacious Bathroom
- Ground Floor W.C
- Garden Room
- Pretty Rear Garden
- Off Road Parking



3 Bedrooms



1 Bathroom



2 Living Rooms

INTERNAL A well presented family home retaining many of the original features and having been redecorated throughout. The ground floor offers two large reception rooms with the dining room opening into the kitchen to make a fantastic family space. From the rear of the dining room doors open into a tranquil garden room. The kitchen has a range of shaker style units with wood work surfaces, built in range oven and integrated dishwasher; to the end of the kitchen is a door to the garden and access to the ground floor cloak room and utility room. The first floor offers three good size bedrooms with the two main bedrooms having a range of fitted wardrobes and a family size bathroom with modern roll top bath and separate shower cubicle.

EXTERNAL The rear garden is full of colour with its beautiful selection of plants and shrubs. The main area is laid to lawn and there is small patio leading from the garden room. The front garden is block paved providing off road parking.

LOCATION Situated on the Town centre and Broadwater borders the property is ideally suited for local schools and amenities. Worthing Central station is a short distance away as is the Worthing town centre with its range of comprehensive shops, cafés and bars.

LOUNGE 15' 7" x 13' 10" (4.75m x 4.22m)

DINING ROOM 12' 4" x 11' 11" (3.76m x 3.63m)

KITCHEN 15' 3" x 8' 4" (4.65m x 2.54m)

BEDROOM ONE 12' 5" x 12' 5" (3.78m x 3.78m)

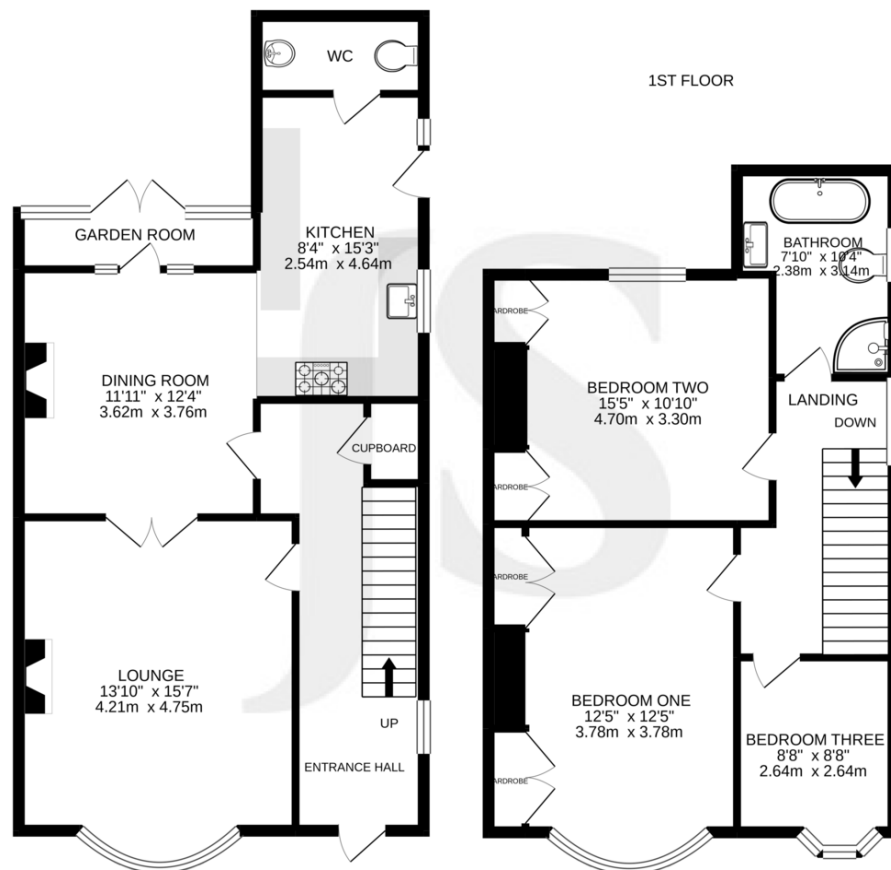
BEDROOM TWO 15' 5" x 10' 10" (4.7m x 3.3m)

BEDROOM THREE 8' 8" x 8' 0" (2.64m x 2.44m)

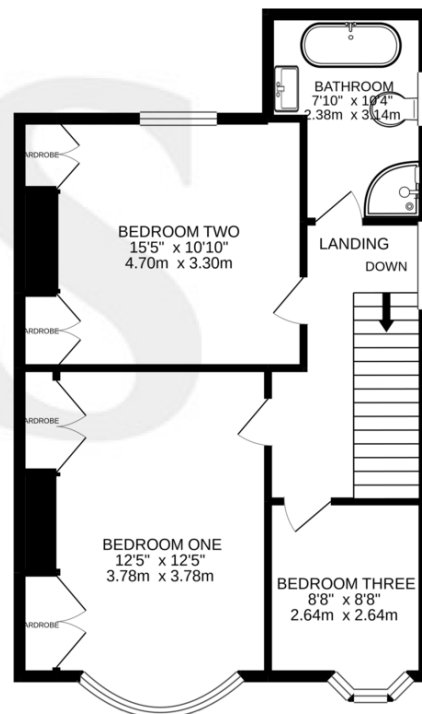
FAMILY BATHROOM 10' 4" x 7' 10" (3.15m x 2.39m)



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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EPC TO FOLLOW

Property Details:

Floor Area: (TBC) – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band D

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.