

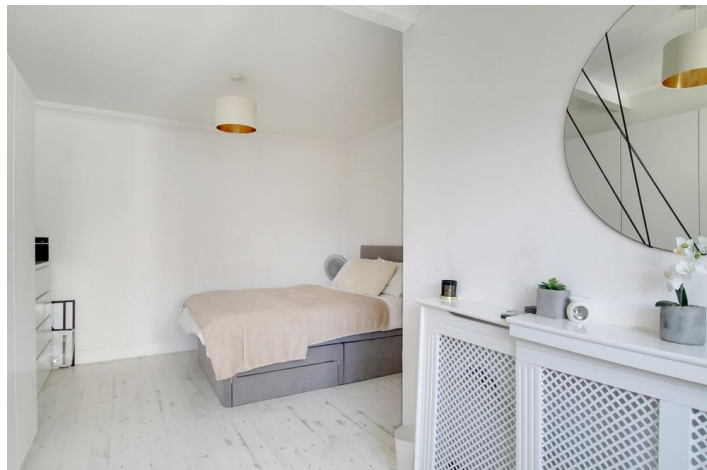


37 St Lawrence Avenue | Worthing | West Sussex | BN14 7JJ

Offers in Excess of **£650,000**



A beautifully presented detached chalet bungalow that has been extended to offer four double bedrooms, two bathrooms, lounge, dining room and a newly refitted kitchen/breakfast room.



Key features:

- Detached Chalet
- Four Double Bedrooms
- Two Bathrooms
- Extended Living Area
- Large Re-Fitted Kitchen/Breakfast room
- Lounge with Feature Log Burner
- Separate Dining Room
- South Facing Rear Garden
- Off Road Parking & Garage
- TAB School Catchment Area

 4 Bedrooms

 2 Bathrooms

 2 Living Rooms

INTERNAL From the entrance porch a door opens into a bright and spacious entrance hall. Running across the back of the property is a large refitted kitchen breakfast room with a large range of fitted cupboards with integrated appliances. From the kitchen, feature internal bi-fold doors opening to the modern living room with log burner and full width bi-folding doors that open onto the South facing garden. There are three good size double bedrooms on the ground floor and a modern bathroom with both bath and shower. Leading upstairs is the main bedroom with built in wardrobes and refitted ensuite shower room.

EXTERNAL The property sits on a substantial plot, with the front garden being block paved and offering ample space for both off road parking and a drive to the garage. The rear garden is a popular South aspect and is laid to lawn with an area of wood decking with steps up to a hot tub, being completely enclosed by established trees and shrubs making this garden a particularly private space.

LOCATION Located in a highly sought after road in the Thomas A Becket area of Worthing. Local shops are available within a short walk from the property at either Rectory Road or Broadwater's main high street. Falling under the popular Thomas A Becket and Broadwater C of E Primary school catchment area the road is very popular with families of all ages. Both Worthing and West Worthing Stations are easily accessible by foot or by car. Buses run along nearby Wiston Avenue or Poulters Lane.

LIVING ROOM 18' 1" x 11' 8" (5.51m x 3.56m)

KITCHEN/BREAKFAST ROOM 21' 7" x 10' 4" (6.58m x 3.15m)

DINING ROOM 14' 9" x 10' 6" (4.5m x 3.2m)

BEDROOM TWO 14' 9" x 10' 3" (4.5m x 3.12m)

BEDROOM THREE 17' 3" x 12' 3" (5.26m x 3.73m)

BEDROOM FOUR 11' 3" x 10' 4" (3.43m x 3.15m)

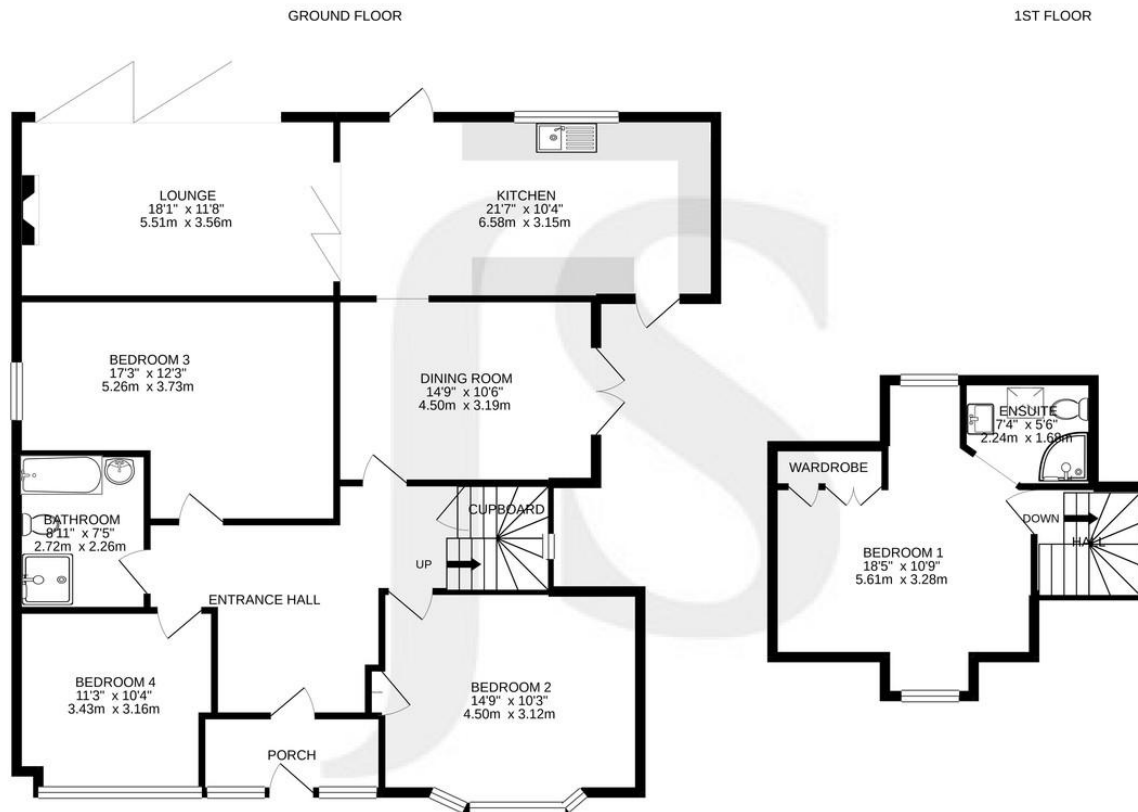
BATHROOM 8' 1" x 7' 55" (2.46m x 3.53m)

FIRST FLOOR

BEDROOM ONE 18' 5" x 10' 9" (5.61m x 3.28m)

ENSUITE 7' 4" x 5' 6" (2.24m x 1.68m)





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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Property Details:

Floor Area: () – 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.