



JAMES & JAMES
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37 Bulkington Avenue

, Worthing, BN14 7HH

Guide price £800,000

Freehold Council Tax Band F



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Guide Price £800,000 - £825,000.

Constructed in 1929 and retaining many original features, James & James Estate Agents are delighted to bring to the market this handsome, detached and well extended four bedroom family home.

In brief the accommodation comprises decorative front door with stained glass insert into entrance porch with stained glass windows and a door opening on to the welcoming entrance hall with a ground floor cloakroom.

To the front there is a beautiful bay fronted dining room with focal fireplace. The lounge has a lovely Portuguese lime fireplace with gas living flame fire. The kitchen/breakfast room is a particular feature which is well extended, enjoying a pleasing outlook over the rear garden. Within this boasts a range of integrated appliances including Neff induction hob, extractor, and double oven with integrated microwave, and space for an American style fridge/freezer. There are sliding doors onto the South facing rear garden.

The larger than average garage has power, light, and plumbing for a washing machine.

The first floor landing makes way for a loft ladder to a useful loft room which previously had planning permission to convert. There are four double bedrooms on the first floor with the bay fronted master bedroom having a range of fitted wardrobes and drawers. Bedroom two also having full width wardrobes, and bedrooms three and four are both doubles. There is a luxury fitted bath and shower room with wash hand basin inset to vanity unit.

Externally the front garden is arranged for ease of maintenance, and there is a brick block paved drive providing off road parking for two vehicles. The South facing rear garden is a particular feature of the property with Indian sandstone patio, ornate fish pond, BBQ area, and timber shed.

Other benefits include double glazing, gas central heating, and in our opinion internal viewing is considered essential to appreciate the overall size and condition of this forever home

Front door with decorative glazed insert

Welcoming entrance hall
6'9" x 4'3" (2.06m x 1.30m)

Spacious entrance hall
11'5" x 15'11" (3.48m x 4.85m)

Feature bay fronted dining room
17'11" x 14'4" (5.46m x 4.37m)

Double aspect extended lounge/diner
24'10" x 13'10" (7.57m x 4.22m)

Ground floor W.C.

Luxury fitted kitchen/diner
25'11" x 11'0" (7.90m x 3.35m)





Stairs to first floor landing
8'11 x 9'1 (2.72m x 2.77m)

Bay fronted master bedroom
18'2 x 14'10 (5.54m x 4.52m)

Bedroom two
13'8 x 9'6 (4.17m x 2.90m)

Bay fronted bedroom three
11'2 x 12'0 (3.40m x 3.66m)

Bedroom four
8'0 x 9'3 (2.44m x 2.82m)



Luxury fitted bath & shower room
10'9 x 5'9 (3.28m x 1.75m)

Loft room
16'2 x 18'4 (4.93m x 5.59m)

Integrated garage
19'5 x 11'5 (5.92m x 3.48m)

Front garden laid to brick block paving

Feature South facing rear garden



Floor Plan

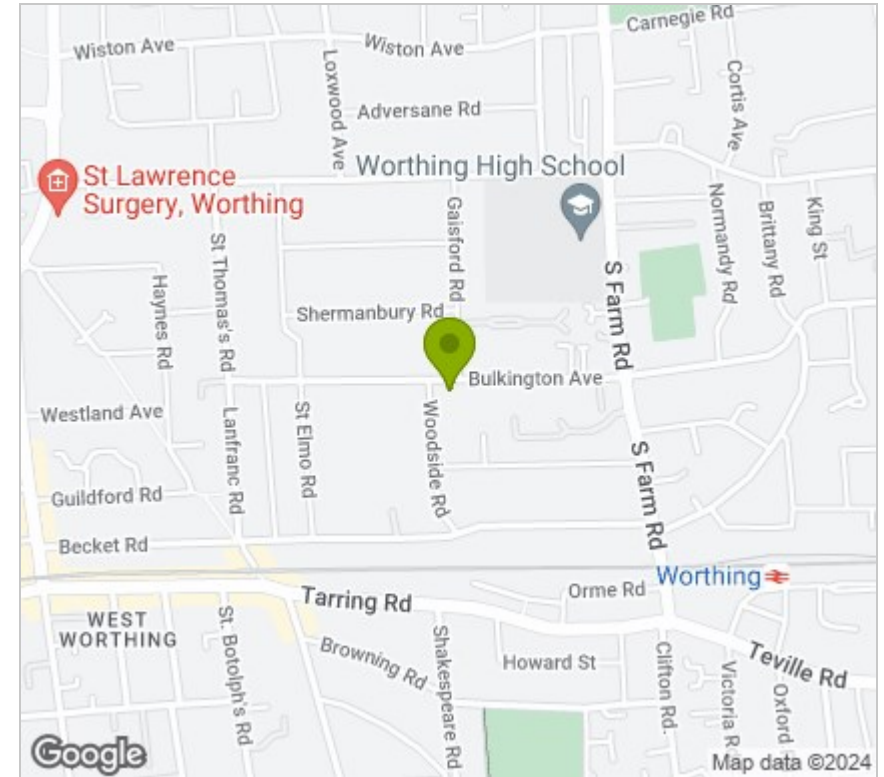


Viewing

Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

