



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

t: 01903 958770

e: [info@jamesandjamesea.co.uk](mailto:info@jamesandjamesea.co.uk)

119 George V Avenue | Worthing | West Sussex | BN11 5SA

50B Ferring Street | Ferring | West Sussex | BN12 5JP

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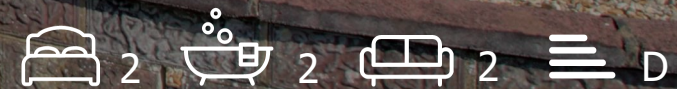


68 Melrose Avenue

, Worthing, BN13 1PA

Asking price £475,000

Freehold Council Tax Band D



James & James Estate Agents are delighted to bring to the market this beautifully presented and well modernised two bedroom, two shower room semi detached bungalow in this popular residential road.

The accommodation in brief comprises entrance hall, modern fitted kitchen, dining/breakfast room with French doors opening onto the rear garden, lounge with opening onto the UPVC double glazed conservatory. There are two double bedrooms with the master bedroom providing a luxury en-suite shower room. There is also an additional shower room and W.C.

Externally the front garden is arranged to brick block paving for ease of maintenance. There is a driveway which in turn leads to garage with up & over door. The rear garden is a particular feature of the property predominately being laid to lawn with areas of patio and maturing tree and shrub lined borders. There is also a timber summer house and greenhouse.

Other benefits include gas central heating and double glazing, and is offered for sale in fantastic decorative order throughout.

Situated in favoured Melrose Avenue, local shops can be found nearby at Strand Parade by using the well provided twittens. The nearest mainline railway station is Durrington-on-Sea being just a short walk away and that gives great links to major towns and cities. Buses also serve the area.

Entrance hall  
22'3 x 3'8 (6.78m x 1.12m)





Modern fitted kitchen  
17'0 x 10'3 narrowing to 5'9  
(5.18m x 3.12m narrowing to  
1.75m)

Dining room  
9'0 x 8'0 (2.74m x 2.44m)

Lounge  
13'9 x 10'0 (4.19m x 3.05m)

Conservatory  
12'5 x 10'6 (3.78m x 3.20m)

Bedroom one  
16'1 x 9'6 (4.90m x 2.90m)

Luxury fitted en-suite shower  
room  
8'6 x 5'0 (2.59m x 1.52m)

Bedroom two  
13'9 x 10'0 (4.19m x 3.05m)

Modern fitted family shower room  
3'10 x 5'4 (1.17m x 1.63m)

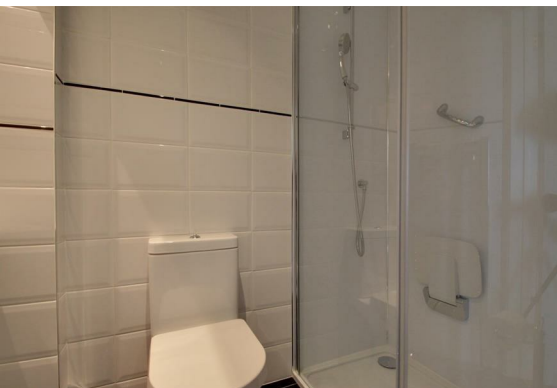
Low maintenance front garden

Off road parking

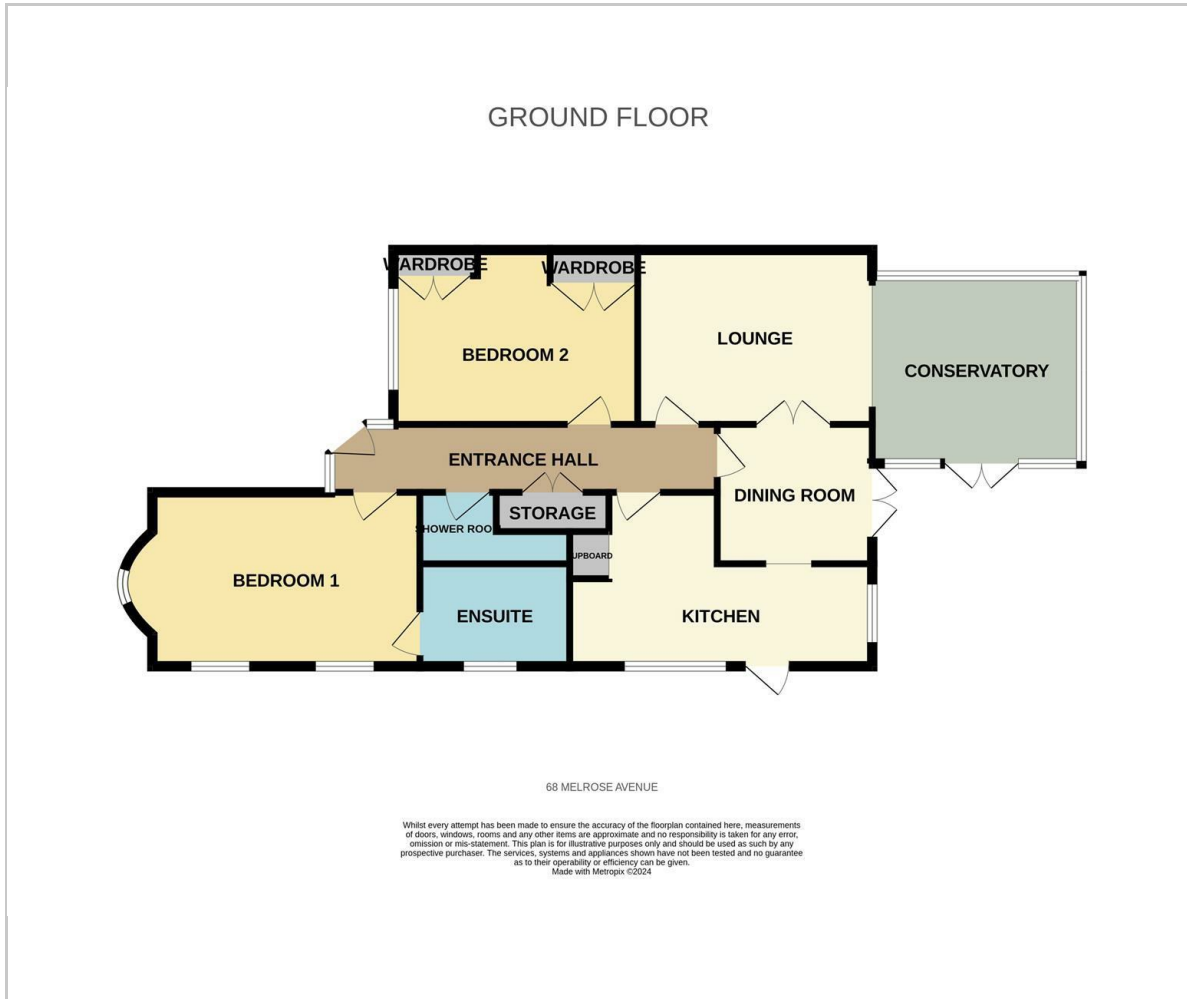
Garage

Rear garden

Summer house



## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

