



41 Greystone Avenue

, Worthing, BN13 1LR

Offers over £425,000

Freehold Council Tax Band



James & James Estate agents are delighted to bring to the market this beautifully three bedroom detached home in a popular cul-de-sac.

In brief the accommodation comprises entrance porch, ground floor cloakroom, spacious lounge, dining room with sliding doors onto UPVC double glazed conservatory, modern fitted kitchen. To the first floor on the landing there is access to the loft space, three good size bedrooms, and a luxury modern fitted bathroom.

Externally there is ample off road parking, gates to a further hard standing, garage and a manicured rear garden. The rear garden is a particular feature of the property being laid predominantly to lawn with maturing tree and shrub lined borders.

Situated in Greystone Avenue, local shops can be found nearby. The nearest mainline railway station is Durrington-on-Sea giving great links to most major towns and cities. Worthing town centre with it's more comprehensive range of shopping facilities is approximately three miles distance.

Double glazed front door

Entrance hall

Ground floor W.C.

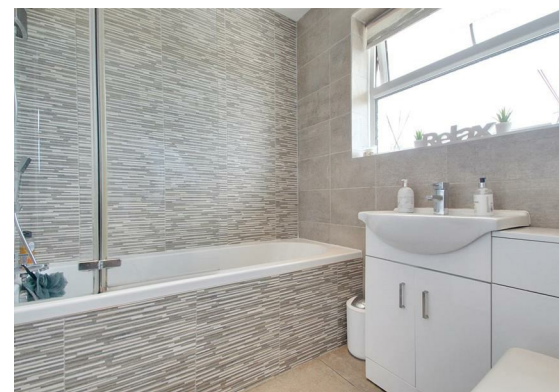
Lounge  
14'11 x 18'2 (4.55m x 5.54m)

Dining room  
10'9 x 10'1 (3.28m x 3.07m)

Double glazed conservatory  
8'6 x 9'10 (2.59m x 3.00m)







- Modern fitted kitchen  
10'3 x 7'11 (3.12m x 2.41m)
- Stairs to first floor landing
- Bedroom one  
13'1 x 9'7 (3.99m x 2.92m)
- Bedroom two  
10'9 x 9'7 (3.28m x 2.92m)
- Bedroom three  
7'11 x 9'5 (2.41m x 2.87m)
- Modern fitted bathroom  
7'9 x 5'9 (2.36m x 1.75m)
- Front garden
- Ample off road parking
- Garage
- South facing rear garden



## Floor Plan

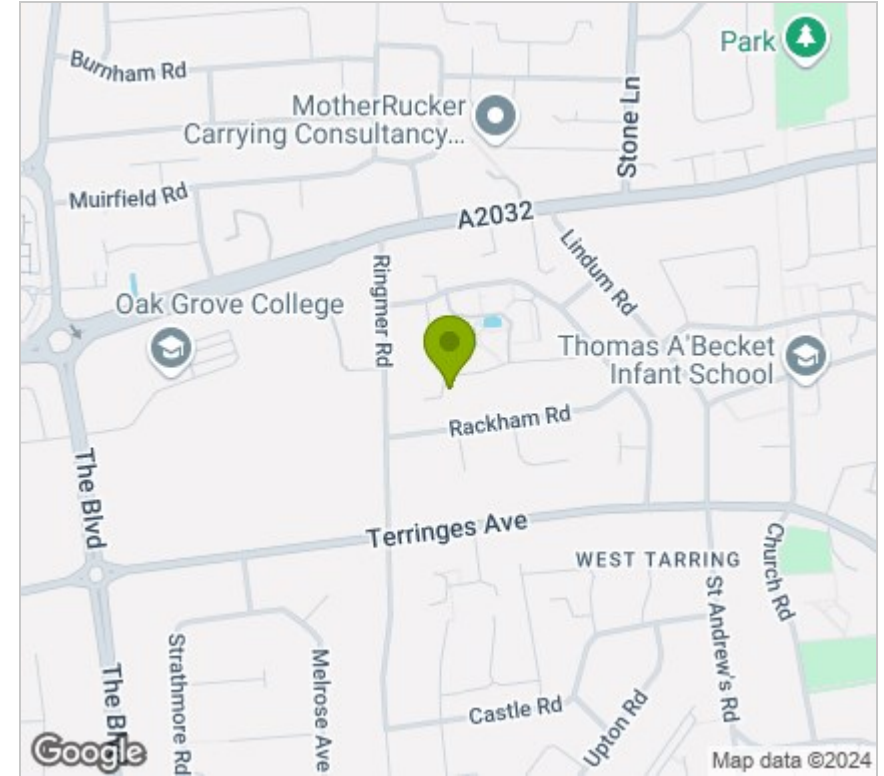


## Viewing

Please contact our Worthing 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

