



Cedar Avenue | Worthing | BN13 2HT
Offers Over **£325,000**





We would like to offer this well presented family home in a quiet residential area, offering three bedrooms, modern living room, open plan kitchen/diner, bathroom and West facing rear garden.



Key Features

- Mid Terrace House
- Three Bedrooms
- Kitchen/Diner
- Fitted Bathroom
- West Facing Rear Garden
- Well Presented
- Street Parking
- Front Garden
- Walking Distance to Local Cafes and Shops
- Viewing Recommended



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

From the entrance you are welcomed into a bright and spacious living room decorated with contemporary colour scheme and focal fireplace. Leading through to the kitchen, that is open plan and offers a range of units with space for appliances and a fitted breakfast bar with space for dining. The kitchen benefits from a west aspect and door leading directly onto the patio. Leading upstairs there are three bedrooms, two double and a good sized single bedroom. The bathroom has a white fitted suite with panelled bath with shower over.

EXTERNAL

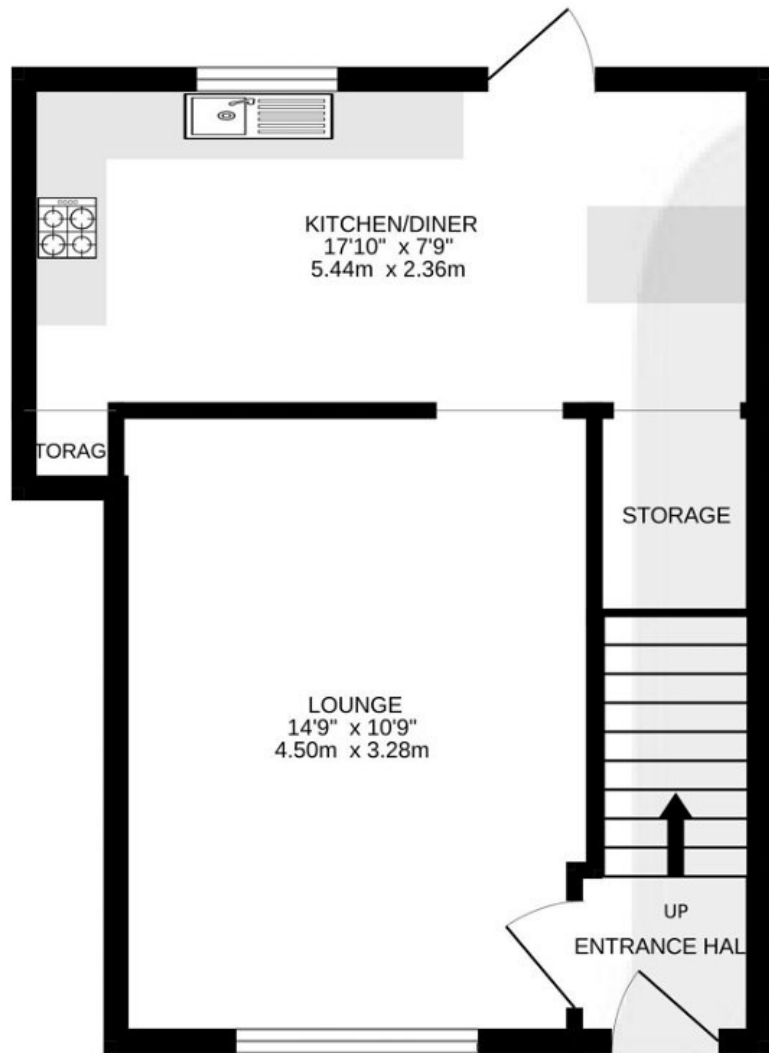
The rear garden is a popular West aspect with the first area being laid to patio with the majority being laid to lawn with fencing to all sides and garden shed at the rear. A handy gate at the rear provides easy access for bicycles.

SITUATED

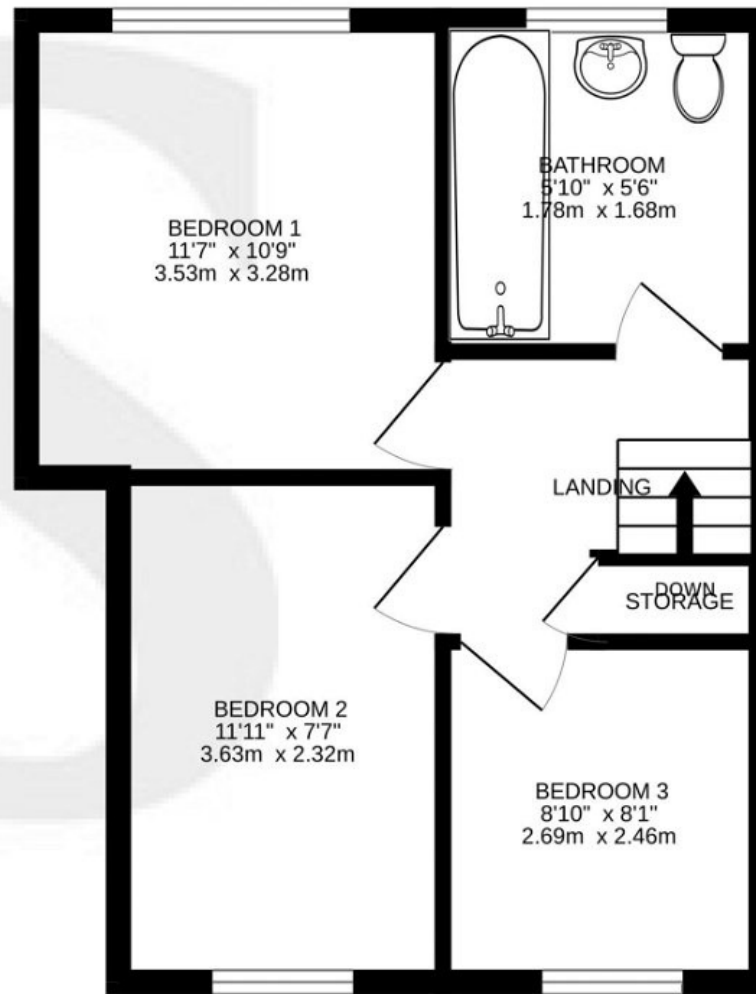
In the popular Salvington area of Worthing, local shops and amenities can be found on Salvington Road. Buses run nearby and local railway station is approximately 1.2 miles away. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately two and a half miles away.



GROUND FLOOR



1ST FLOOR



Property Details:

Floor area as quoted by EPC: TBC

Tenure: Freehold

Council tax band: C

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.