



Cedar Avenue | Worthing | BN13 2HT  
Guide Price **£325,000**





Three bedroom terraced house being sold with no ongoing chain. The property benefits from a West facing garden, kitchen/diner, three bedrooms and modern bathroom and garage in compound.





# Key Features

- Terraced House
- Three Bedrooms
- Open Plan Kitchen/Diner
- Living Room
- Modern Bathroom
- West Aspect Rear Garden
- Garage
- Walking Distance to Shops
- Chain Free



**3 Bedrooms**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

To the front is a spacious living room with a door leading to the open plan kitchen/diner. The kitchen offers a range of fitted units with space for appliances and fitted breakfast bar, offering a bright sunny West aspect with doors leading directly onto the rear garden. Leading upstairs there are three bedrooms, two double and single. The bathroom is a white fitted suite with panelled bath and shower over.

## EXTERNAL

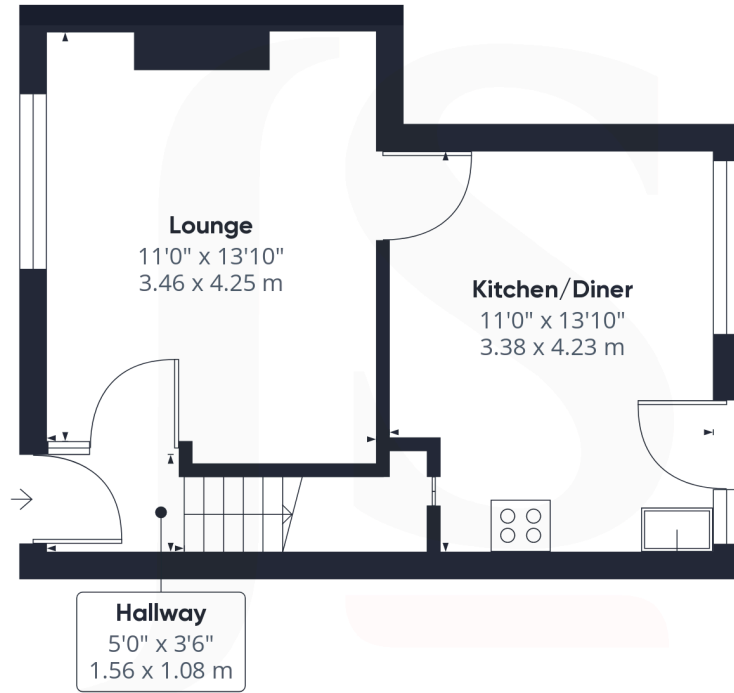
At the front is an enclosed rear garden laid to lawn with pathway to front door. The back garden is popular West aspect being low maintenance and enclosed with fencing and handy garden gate giving rear access and leading to the garage.

## SITUATED

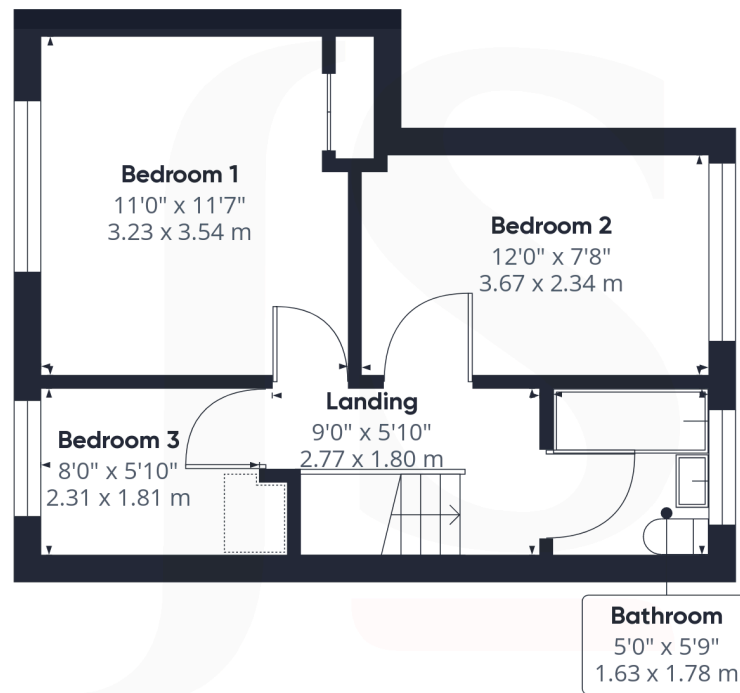
In the popular Salvington area of Worthing, local shops and amenities can be found on Salvington Road. Buses run nearby and local railway station is approximately 1.2 miles away. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities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







Floor 0



Floor 1



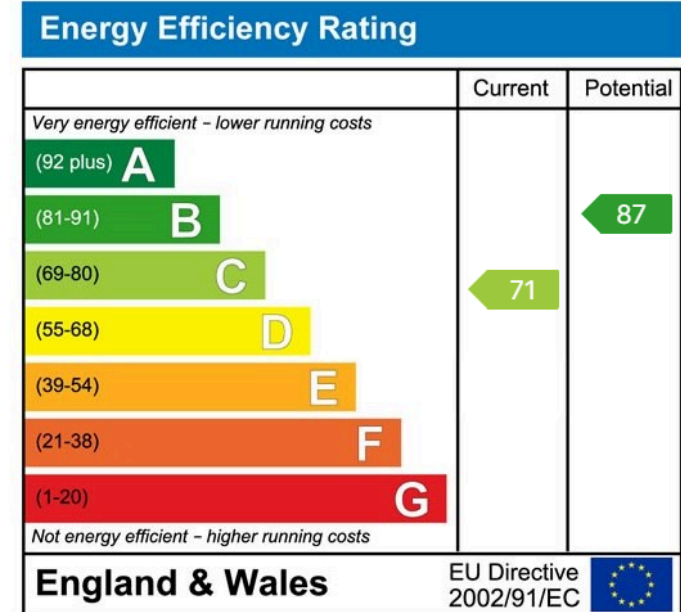
Approximate total area<sup>(1)</sup>

694.49 ft<sup>2</sup>  
64.52 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Property Details:

Floor area as quoted by EPC: 732SqFt

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.