



**Ivydore Avenue, Worthing BN13 3JA**

Guide Price **£235,000**







**Property Type:** Flat

**Bedrooms:** 2

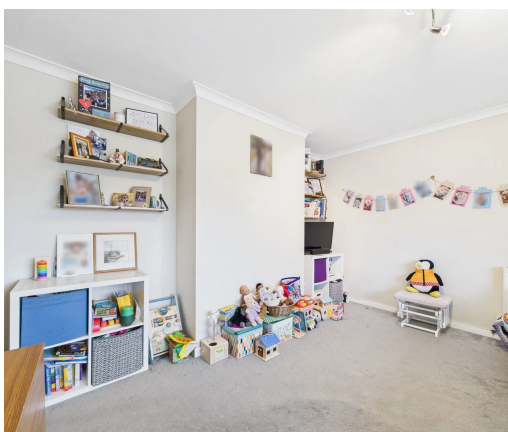
**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Leasehold

**Council Tax Band:** B

- First Floor Flat
- Two Bedrooms
- Private Entrance
- West Facing Lounge/Diner
- Fitted Kitchen
- Bathroom/wc
- Private Rear Garden
- Gas Central Heating
- Double Glazed Windows
- Close to Local Amenities



This well-presented leasehold flat offers bright, spacious living with its own private rear garden. Features include a welcoming entrance hall with storage, a west-facing lounge/diner, fitted kitchen, two bedrooms and a modern bathroom. Outside, enjoy a private garden.





## INTERNAL

The entrance hall is approached via a double-glazed front door and features a built-in storage cupboard, and double-glazed window, creating a light and practical space.

Stairs rise to the first-floor where you'll find an additional storage cupboard and access to the loft space, which houses the combination boiler.

The spacious lounge/diner enjoys a westerly aspect, filling the room with afternoon and evening sunshine — a perfect spot to relax or entertain with space for living and dining areas. The kitchen offers a range of fitted wall and base units, coordinating work surfaces with an inset sink and drainer, and space for a cooker, washing machine, and fridge/freezer. A double-glazed window allows plenty of natural light to pour in, creating a bright and cheerful cooking space.

There are two comfortable bedrooms, with bedroom one being a generous double offering ample space for wardrobes, while bedroom two benefits from a westerly aspect.

The modern bathroom/WC features a white suite comprising a paneled bath with shower over, wash hand basin, and low-level WC, complemented by tiled walls, a heated towel radiator, and a double-glazed window for natural ventilation.



## EXTERNAL

Outside, the rear garden is a lovely, private space – mainly laid to lawn and surrounded by hedge and shrub borders, creating a peaceful and green outlook.

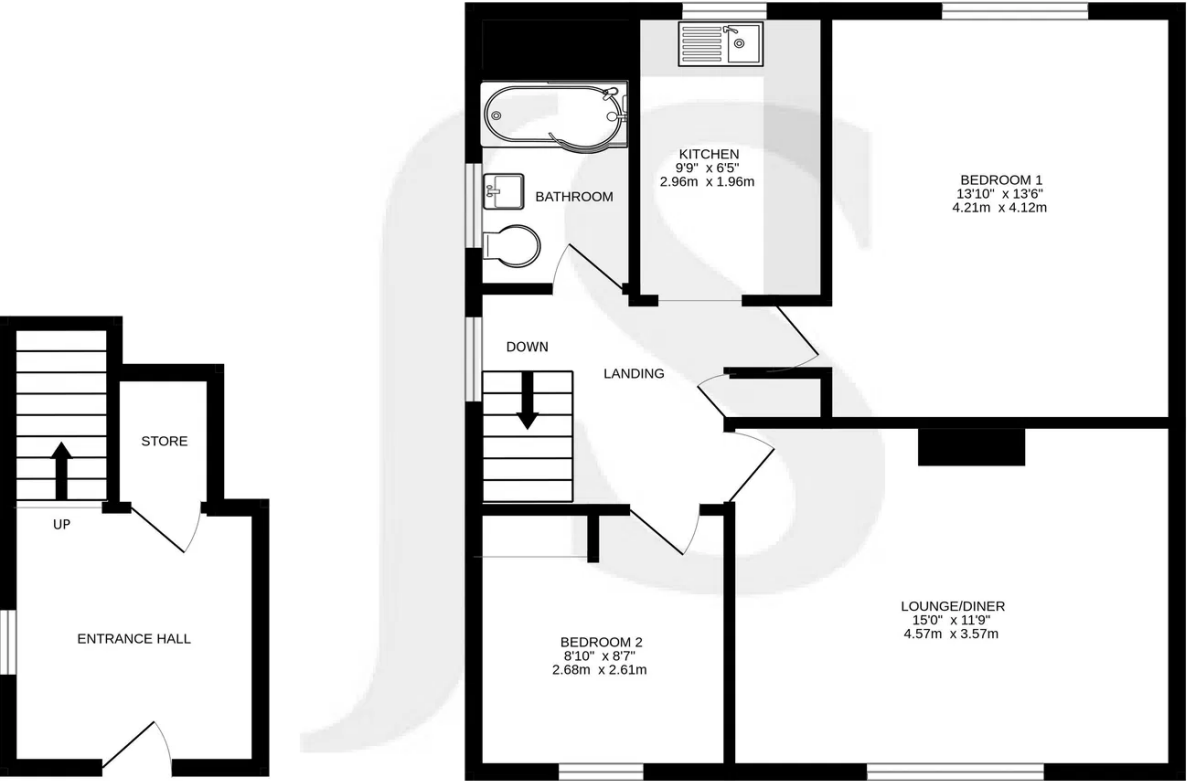
**TENURE** - Leasehold - 88 Years Remaining

## SITUATED

On the outskirts of Worthing and within close distance to local shopping facilities with local shops at the nearby lamb parade or at the Tesco complex. Bus routes are nearby providing access to surrounding districts and Worthing Town Centre. Easy access to the A27 & A24 allowing access to surrounding areas. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately two and a half miles away. The nearest station is Durrington-on-sea which is approximately one and a half miles away.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC