



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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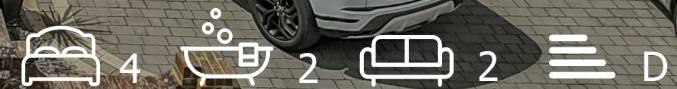


83 Balcombe Avenue

, Worthing, BN14 7RS

Guide price £415,000

Freehold Council Tax Band C



We are delighted to present this spacious period family home, ideally situated in the highly sought-after Broadwater area.

The accommodation comprises entrance hall, a bright bay fronted living room with feature fireplace opening through bi folding half glazed doors to the dining area, fitted kitchen with a range of base and eye level units leading to a utility room and downstairs W/C.

To the first floor are three well proportioned bedrooms and a modern family bathroom fitted with a contemporary white suite.

The second floor offers a further generous double bedroom with eaves storage and a large walk in storage cupboard which could also serve as a useful office or study space.

Externally, to the front there is a block paved driveway providing useful off road parking. To the rear is an impressive west facing garden, ideal for entertaining and enjoying afternoon and evening sun, featuring a large patio, decked seating areas, brick built storage shed, lawn, and rear access.

Further benefits include gas fired central heating and double glazing throughout.

Situated in Balcombe Avenue, close to a range of shopping facilities at Broadwater Street West, the property is also near to Worthing town centre with a more comprehensive and wider choice of bars, shops and restaurants. The mainline railway station can be found approximately two miles distant, and bus services pass the surrounding district.

### Entrance Hall

### Bay Fronted Living Room 13'10 x 12'2 (4.22m x 3.71m)





Dining Room  
12'1 x 11" (3.68m x 3.35m)

Fitted Kitchen  
16'2 x 8'3 (4.93m x 2.51m)

Garden/Utility Room  
10'10 x 8" (3.30m x 2.44m)

Shower Room  
7'8 x 2'7 (2.34m x 0.79m)

Stairs To First Floor

Bedroom One  
13'10 x 12'2 (4.22m x 3.71m)

Bedroom Three  
12'2 x 12'1 (3.71m x 3.68m)

Bedroom Four  
8'3 x 7'1 (2.51m x 2.16m)

Stairs To Second Floor

Storage Room/Office Space With  
Velux

Bedroom Two  
18'1 x 13'6 (5.51m x 4.11m)

West Facing Rear Garden

Off Road Parking



## Floor Plan



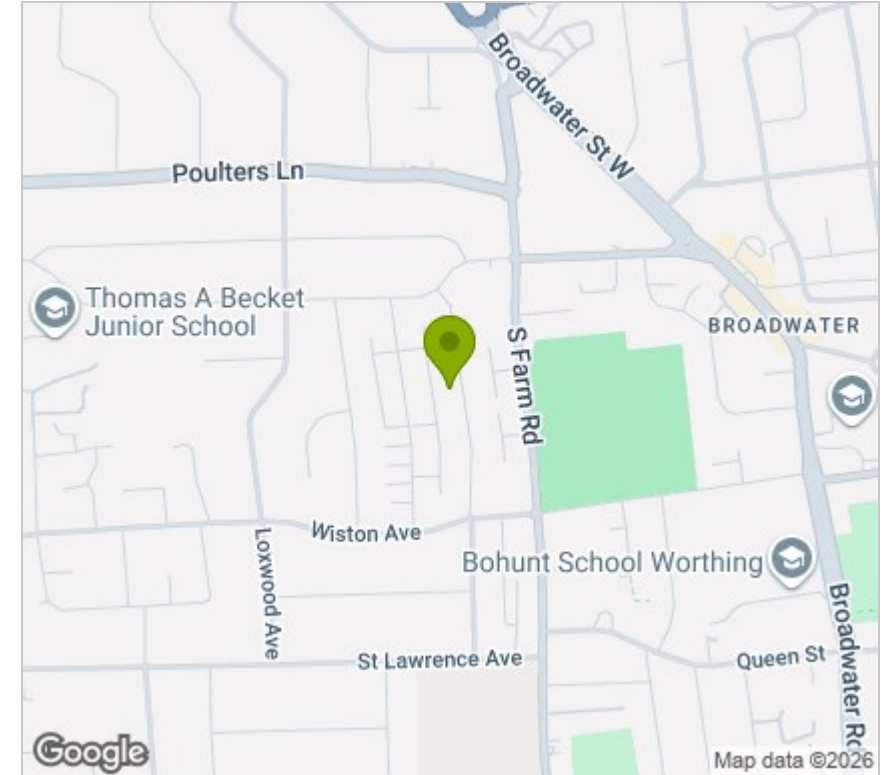
## Viewing

Please contact our Broadwater Office on 01903 958282 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

