



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



90 Bulkington Avenue

, Worthing, BN14 7HZ

Guide price £370,000

Freehold Council Tax Band C



A beautiful character filled period family home situated close to West Worthing mainline railway station and Thomas A' Becket school catchment area.

In brief, the accommodation comprises double glazed front door with glazed insert into spacious entrance hall with under stairs recess, bay fronted South facing lounge with arch opening onto dining room, and opening onto the modern fitted kitchen.

To the first floor is the landing with access to loft space, three bedrooms, and a modern family bathroom.

Externally, there is a front garden, and a feature rear garden which has been laid predominantly to lawn with gate giving rear access and two outside stores.

Other benefits include gas central heating and double glazing. The property was also re-roofed in 2025. In our opinion, internal viewing is considered essential to appreciate the overall size and condition of this lovely family home.

Situated in Bulkington Avenue, local shops can be found nearby, along with mainline railway station. Worthing town centre with its more comprehensive range of pedestrianised shopping facilities is approximately one mile distance.

Please call the vendor's sole agents to arrange a private viewing.





UPVC double glazed front door  
into entrance hall  
16'4 x 4'7 (4.98m x 1.40m)

Under stairs recess

Bay fronted South facing lounge  
16'5 x 9'10 (5.00m x 3.00m)

Dining room  
13'8 x 8'10 (4.17m x 2.69m)

Kitchen  
9'6 x 5'6 (2.90m x 1.68m)

Stairs to first floor landing

Bay fronted bedroom one  
15'10 x 9'6 (4.83m x 2.90m)

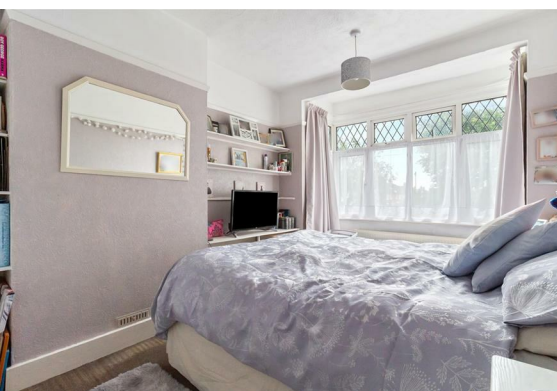
Bedroom two  
13'2 x 8'11 (4.01m x 2.72m)

Bedroom three  
8'8 x 5'4 (2.64m x 1.63m)

Family bathroom  
10'3 x 5'6 (3.12m x 1.68m)

Front garden

Feature rear garden



## Floor Plan



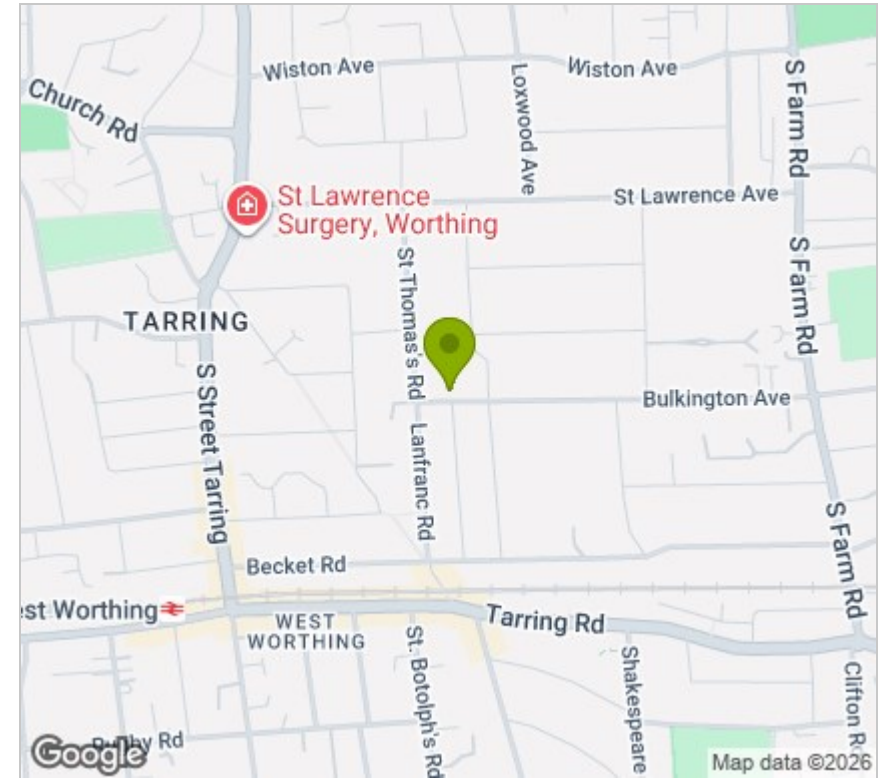
## Viewing

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

