

Bruce Villas, Worthing, BN11

Offers Over **£440,000**

Jacobs | Steel









Property Type: End of Terrace House

Bedrooms: 5

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: C

- End of Terrace House
- Five Bedrooms
- Two Reception Rooms
- Ground Floor WC & Family Bathroom & Additional WC
- Kitchen
- Carport & Garage
- Off Road Parking
- Elm Grove School Catchment Area
- West Worthing Railway Nearby
- Close To Goring Road Shopping Facilities

We are delighted to bring to the market this extended end of terrace house. The property offers five bedrooms, two reception rooms, a fitted kitchen, ground floor WC, family bathroom, and an additional WC. Further benefits include off-road parking and a landscaped rear garden. The property is ideally situated in a popular residential area, close to West Worthing railway station and within the highly sought-after Elm Grove School catchment area.





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INTERNAL

A porch door leads into the enclosed porch, with a further front door opening into the entrance hall, providing access to all ground floor rooms and understairs storage. To the front of the property, the lounge features a bay-fronted window, fireplace surround, and gas fireplace. To the rear, the kitchen is fitted with a range of wall and base units, offering space for appliances, additional storage, and a door leading out to the car port. The dining room provides ample space for a table and chairs and benefits from sliding doors opening into the conservatory, which overlooks the rear garden and offers access to the ground floor WC. On the first floor, there are three bedrooms and a family bathroom comprising a bath with shower attachment, separate shower cubicle, wash hand basin, WC, and access to the airing cupboard. Stairs rise to the second floor, which provides two further bedrooms, a separate WC, and access to loft eaves storage.

EXTERNAL

To the front of the property, there is off-road parking, with part of the frontage landscaped. A gate provides access to the car port, which in turn leads to the garage, while a timber gate offers side access to the rear garden. The rear garden has been thoughtfully landscaped, featuring areas laid to lawn, a pathway, a fenced pond to the rear, well-stocked floral borders, and access to a timber shed.

SITUATED

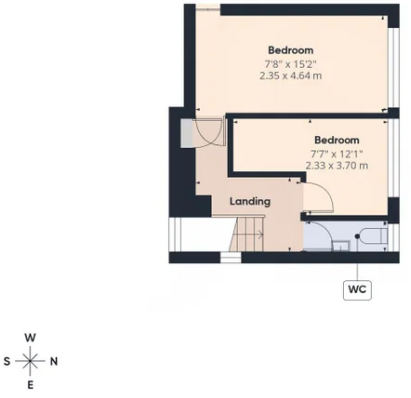
Situated in the sought after area of West Worthing, this home lies within the desirable Elm Grove school catchment area. Goring Road Shops offering cafe's, restaurants, convenience stores, and a pharmacy is just a short walk away, while West Worthing train station is only 0.6 miles from the property. Regular bus routes run along Goring Road and Worthing town centre with its wide range of shops, restaurants and theatres approximately 1.5 miles away.



Ground Floor



Floor 1



Floor 2

Approximate total area(1)

1320 ft²

122.7 m²

Reduced headroom

7 ft²

0.6 m²

(1) Excluding balconies and terraces

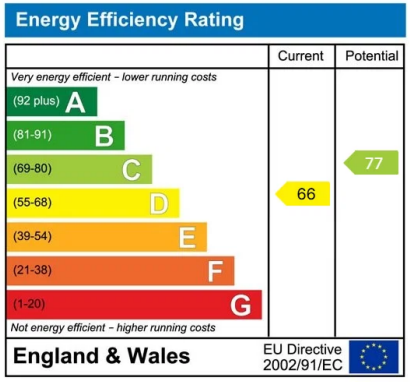
Reduced headroom ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

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