Avalon Way, Worthing, BN13 2TP

Guide Price **£325,000**

Jacobs | Steel

Property Type: End of Terrace House

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Freehold

- End-of-terrace House
- Two Double Bedrooms
- Lounge/dining Room
- Fitted Kitchen
- Modern Refitted Bathroom
- West-facing Rear Garden
- Off Road Parking
- Garage
- Quiet Cul-de-sac Location
- Close to Local Amenities, Schools and Transport Links

We are delighted to offer this well-presented two-bedroom home situated within a quiet cul-de-sac, offering a bright and spacious lounge/dining room, modern refitted bathroom and well-equipped kitchen. Externally, the property benefits from a west-facing rear garden with a patio seating area, together with a private driveway and garage. Conveniently located close to local amenities, schools and transport links.

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INTERNAL

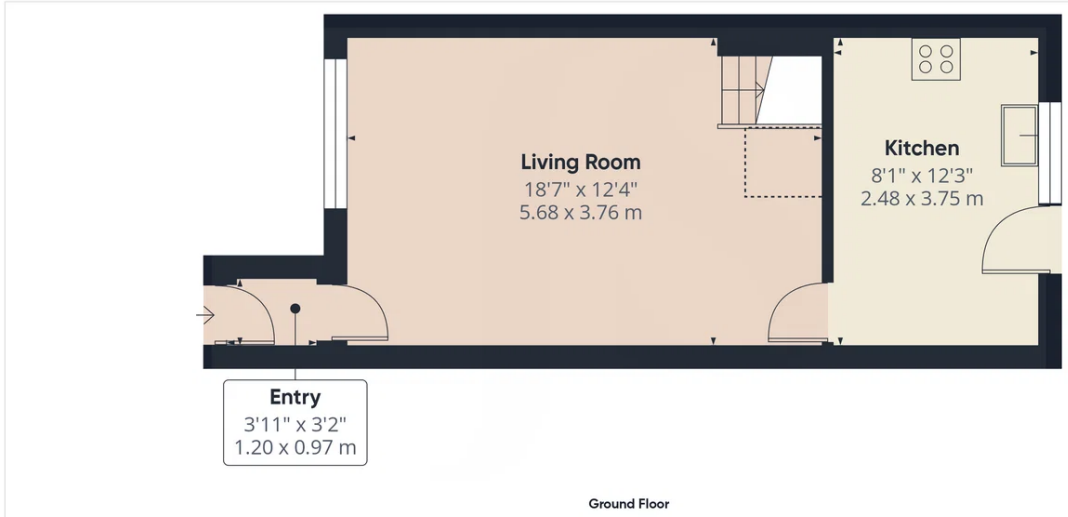
The front door opens into a welcoming entrance hall, providing access to the principal accommodation and stairs rising to the first floor. The bright and spacious lounge/dining room benefits from a large front-facing window, allowing plenty of natural light to fill the room and creating an excellent space for both relaxing and entertaining. A door leads through to the kitchen, which is fitted with a range of wall and base units providing ample storage and space for appliances, together with a freestanding electric oven. To the first floor are two well-proportioned double bedrooms. The second bedroom benefits from useful additional storage within an airing cupboard. The modern, refitted bathroom comprises a large walk-in shower, wash hand basin with storage beneath, WC, additional storage unit and heated towel rail.

EXTERNAL

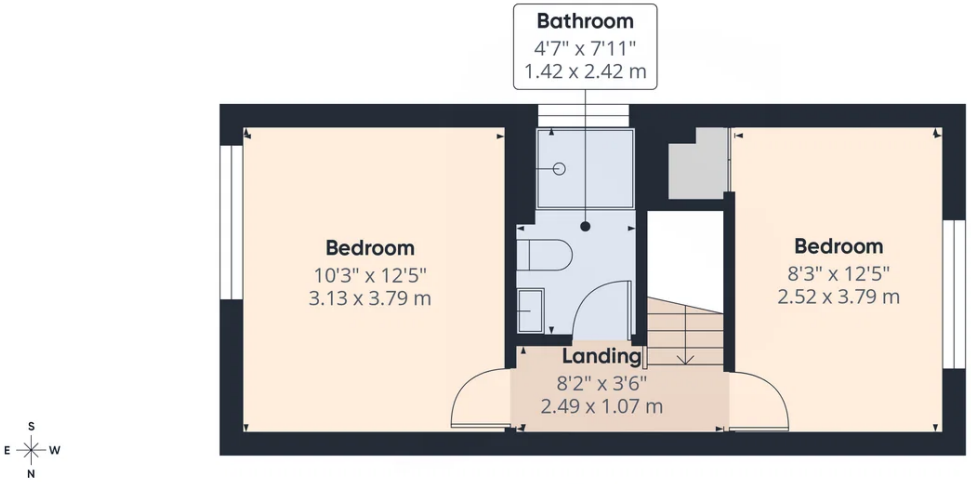
To the front of the property, a paved driveway provides off-road parking and leads to the entrance.
The enclosed, west-facing rear garden is ideal for both relaxing and entertaining, featuring a lawn with established borders. A patio area immediately outside the kitchen provides an excellent space for outdoor dining and socialising, while a timber shed to the rear offers useful storage. A side gate provides convenient access between the front driveway and rear garden.
The property further benefits from a garage with an up-and-over door.

SITUATED

Situated within a quiet cul-de-sac, the property is conveniently positioned within easy reach of a range of local amenities and transport links. The West Durrington Tesco development is approximately 0.3 miles away and offers a variety of facilities, including a pharmacy, Costa Coffee and a selection of eateries.
Regular bus services are available nearby along Columbia Drive, while Durrington-on-Sea railway station is approximately 1.3 miles away, providing convenient rail connections.
For families, the property falls within the catchment area for The Hawthorns Primary School and Durrington High School is approximately 0.7 miles away, within convenient walking distance.



Ground Floor



Floor 1

Approximate total area(1)

650 ft²
60.4 m²

Reduced headroom

8 ft²
0.7 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.

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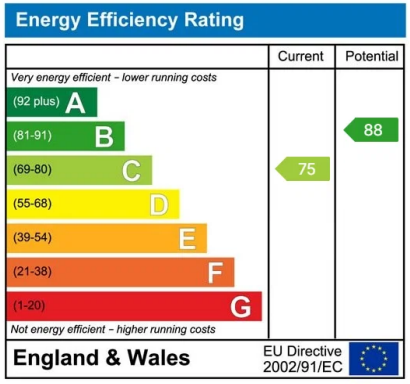

Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating 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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