

26 Morland Avenue

, Worthing, BN14 8PX

Guide price £425,000

Freehold Council Tax Band D

Situated in the ever-popular Morland Avenue in Broadwater, this attractive three bedroom extended semi-detached family home offers well-proportioned and versatile accommodation, ideal for modern family living.

The property is approached via an entrance porch which leads into a welcoming entrance hall. From here, access is provided to a comfortable and well-presented lounge, perfect for relaxing and entertaining. To the rear of the property is a superb extended L-shaped kitchen/diner, forming the heart of the home.

The kitchen area is complemented by a useful utility room, and further benefits from a convenient ground floor shower room located just off the utility.

To the first floor, the property offers three good-sized bedrooms, all serviced by a family bathroom featuring a characterful clawfoot bath.

Externally, the property continues to impress with off-road parking to the front, an additional hard standing area, and a rear garden providing a pleasant outdoor space for relaxation, play, or entertaining. Additional benefits include gas central heating and double glazing throughout.

Ideally located, Morland Avenue is within easy reach of local shops at Lyons Farm, catering for everyday needs, while Broadwater village is also close by and offers a wider range of amenities. Worthing mainline railway station is conveniently accessible, providing excellent transport links to most major towns and cities.

An internal viewing is highly recommended to fully appreciate the accommodation on offer. Please contact the vendor's sole agents to arrange your private viewing tour.

Enclosed entrance porch

Door to lounge
10'11 x 11'1 (3.33m x 3.38m)





Dining room
7'9 x 16'11 (2.36m x 5.16m)

Opening to kitchen/diner
14'1 x 9'9 (4.29m x 2.97m)

Utility room
6'10 x 5'4 (2.08m x 1.63m)

Ground floor shower room
6'3 x 6'9 (1.91m x 2.06m)

Stairs to first floor landing

Bedroom one
10'11 x 11'8 (3.33m x 3.56m)

Bedroom two
7'8 x 10'11 (2.34m x 3.33m)

Bedroom three
8'2 x 5'7 (2.49m x 1.70m)

Front garden

Driveway

Rear garden



Floor Plan



Viewing

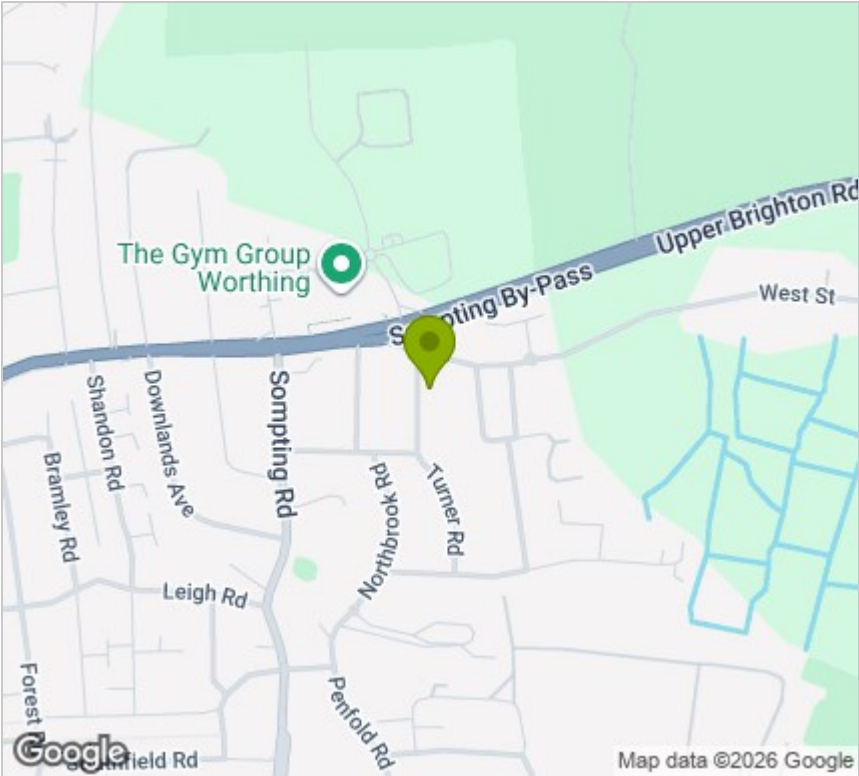
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Area Map



Energy Efficiency Graph

