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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



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



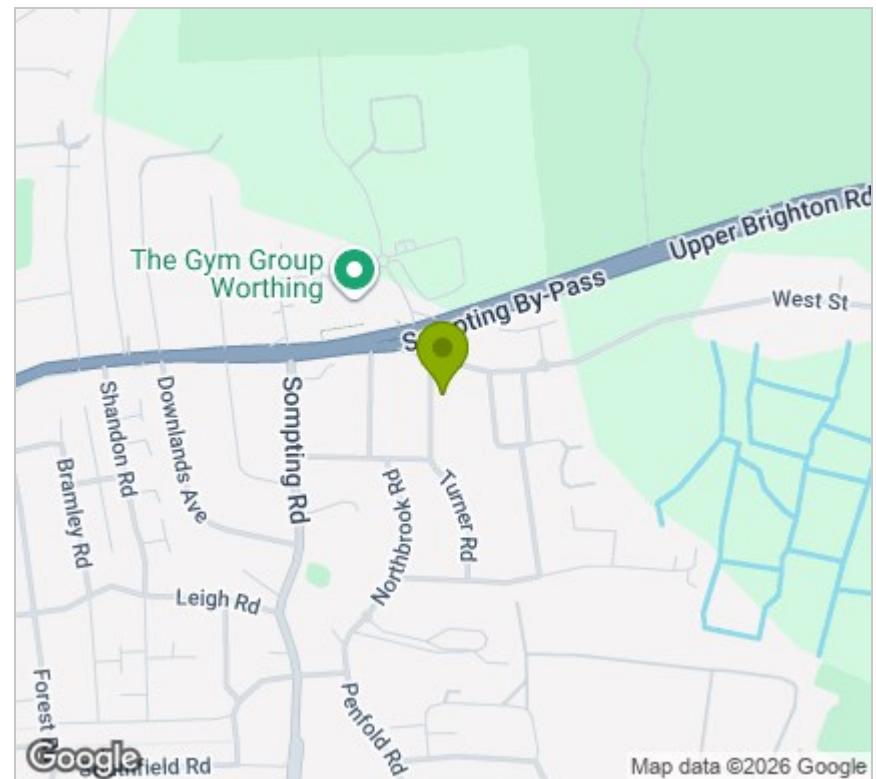
## Viewing

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

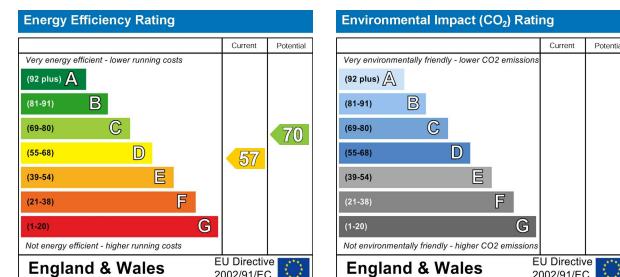
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## Area Map



## Energy Efficiency Graph



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