



Adur Avenue, Worthing, BN13 3LL

Guide Price **£395,000**



Property Type: Detached Bungalow

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: D

- Detached Bungalow
- Two Double Bedrooms
- Spacious Lounge/Diner
- Conservatory
- South Facing Rear Garden
- Off Road Parking
- Quiet Position
- Popular Salvington Area
- Garage
- New Combi Boiler Fitted 2025

A welcoming detached bungalow with two double bedrooms, spacious lounge/diner, conservatory and South facing rear garden.





This charming detached bungalow welcomes you via a side entrance porch, complete with built-in storage and a handcrafted bench—perfect for keeping everyday essentials neatly organised. From the porch, a door leads into the inner hallway and through to a bright and spacious lounge diner, beautifully illuminated by dual-aspect windows that fill the space with natural light. The lounge flows seamlessly into a conservatory overlooking the garden, creating a peaceful setting to relax and enjoy the outdoors all year round. Adjacent to the living area is a well-proportioned kitchen, fitted with a range of units and offering ample space for appliances. To the front of the property, there are two comfortable bedrooms, along with a shower room and a separate WC, providing practical and convenient living.

Enjoying a highly sought-after south-facing aspect, the garden is beautifully stocked and bursts with colour throughout the summer months. A central lawn is bordered by a variety of well-established flower beds, complemented by thoughtfully positioned seating areas—perfect for relaxing or entertaining while making the most of the sunshine. To the front of the property, a paved driveway provides ample off-road parking and leads to the garage, with the remainder of the area laid to lawn, creating an attractive and welcoming approach.

Located in the sought-after Fleetwing area of Worthing, offering excellent access to the A27 and local amenities. Nearby Salvington Road provides a range of shops and services, with a Tesco Superstore just over three-quarters of a mile away. Worthing town centre—with its vibrant mix of shopping, dining, entertainment, and leisure facilities—is approximately 3.6 miles away. Well-served by local bus routes, this location combines the best of suburban peace with convenient connectivity.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes 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.