



PEAR
PROPERTIES



Wayside Avenue, Worthing

Offers Over £425,000



Wayside Avenue

Worthing

Charming two bedroom detached bungalow with spacious living room, fitted kitchen, modern bathroom, driveway, garage, and a well-kept rear garden in a sought-after residential area.

Council Tax band: D

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached Bungalow
- Two Double Bedrooms
- Spacious Living Room
- Well Maintained Rear Garden
- Fitted Bathroom & Separate WC
- Fitted Kitchen
- Driveway & Garage
- Please Take A Look At Our Virtual Tour
- Potential to Extend Subject To Planning



WC

5' 3" x 3' 0" (1.60m x 0.92m)

Separate WC

Bathroom

5' 7" x 5' 5" (1.71m x 1.65m)

Partially tiled bathroom comprising bath with over bath shower, hand wash basin and radiator

Kitchen

10' 11" x 10' 10" (3.32m x 3.31m)

Bright fitted kitchen with a range of wall and base units, integrated oven / hob, space for appliances and table and chairs. Patio door leading to rear garden

Bedroom Two

12' 1" x 10' 10" (3.69m x 3.31m)

Double bedroom overlooking rear garden

Bedroom One

13' 0" x 11' 9" (3.96m x 3.57m)

Spacious double bedroom

Living Room

15' 6" x 13' 0" (4.73m x 3.96m)

Well presented south facing living room



Loft

Potential to extend in to the loft, subject to necessary planning consents. Fully lit, storage shelf. Boiler is located in the loft with up to date service certificate.

GARDEN

Excellently maintained private rear garden being mainly laid to lawn with mature tree and shrub borders, two sheds and paved seating area.

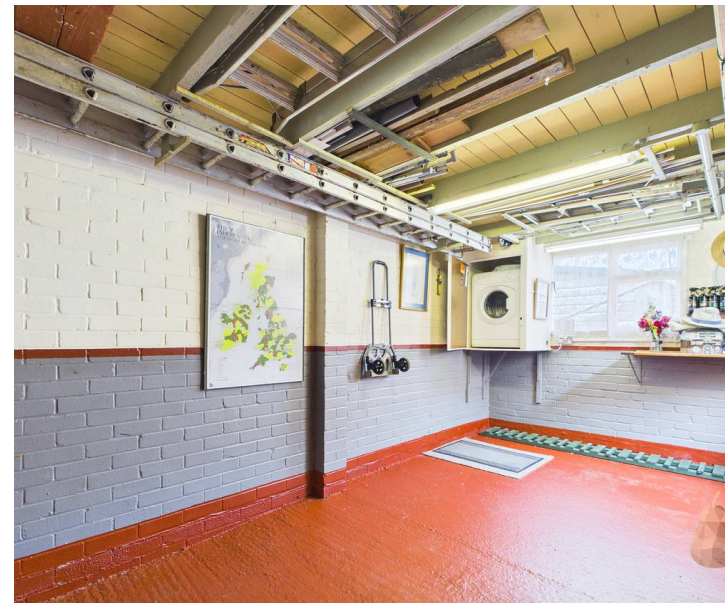
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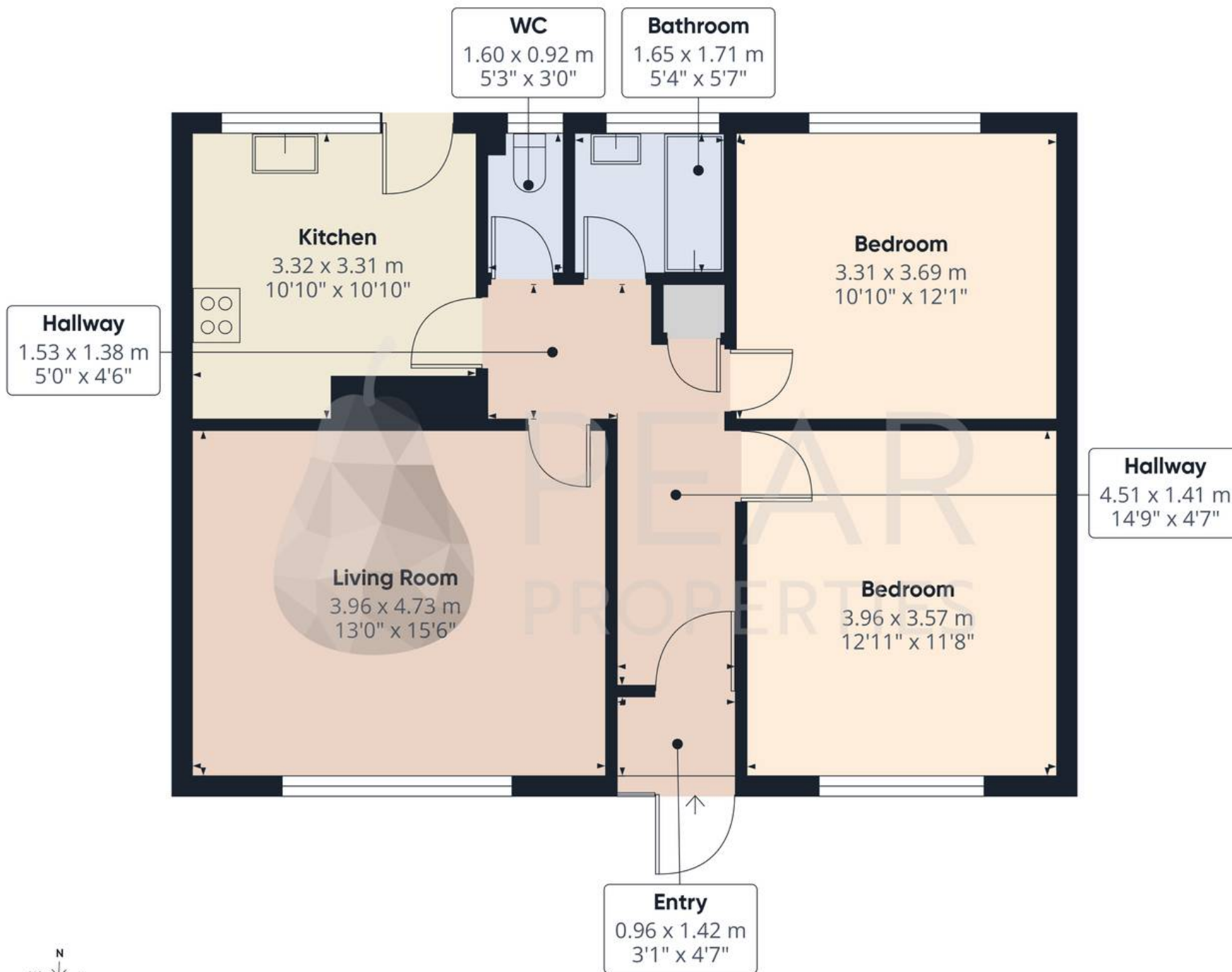
Single Garage

With power and light.

DRIVEWAY

1 Parking Space





Approximate total area⁽¹⁾

70.2 m²
755 ft²

(1) Excluding balconies and terraces

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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Pear Properties

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