



£775,000

West Avenue

Worthing, BN11 5LU

PROPERTY SUMMARY

We are thrilled to bring to the market nestled on the charming West Avenue in Worthing, this delightful extended detached bungalow which offers a perfect blend of comfort and modern living.

The modern kitchen diner is a highlight, providing a stylish and functional space for culinary enthusiasts. Additionally, a snug room offers a cosy corner for relaxation, making it a versatile area for various activities.

The property boasts four bedrooms, ensuring plenty of room for family or guests. With a modern shower room and en-suite to the master bedroom, morning routines will be a breeze, adding to the convenience of this lovely home.

Outside, the front and rear gardens provide a delightful outdoor space for gardening, play, or simply enjoying the fresh air. The driveway accommodates parking for two vehicles, and a garage/outbuilding offers additional storage or potential for an office space.

This bungalow is not just a home; it is a lifestyle choice, combining the charm of its era with modern amenities. Whether you are looking to settle down in a peaceful neighbourhood or seeking a family-friendly environment, this property on West Avenue is sure to impress. Don't miss the opportunity to make this wonderful bungalow your own.

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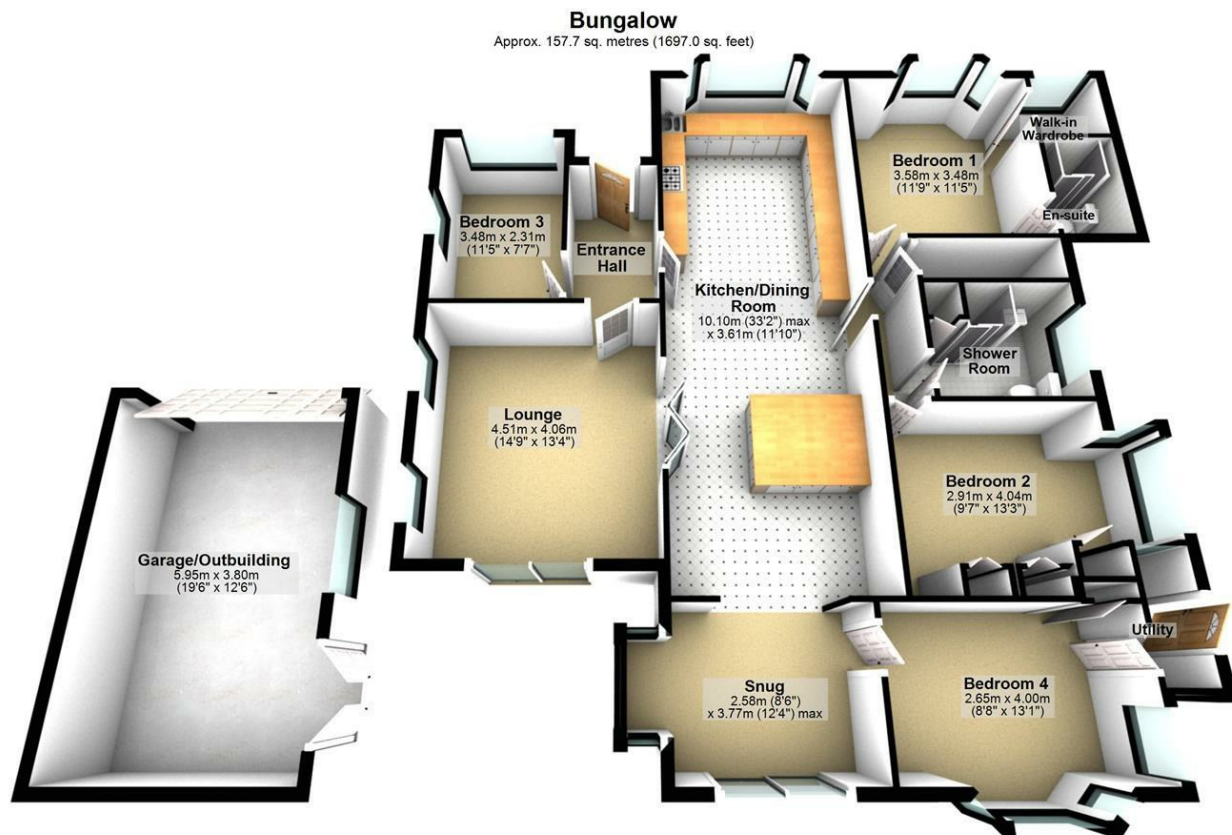
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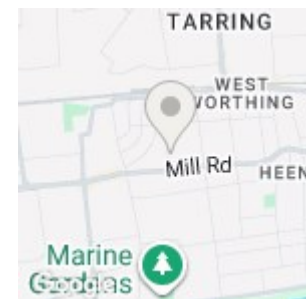
Total area: approx. 157.7 sq. metres (1697.0 sq. feet)

LOCAL AUTHORITY

TENURE
Freehold

COUNCIL TAX BAND
F

VIEWINGS
By prior appointment only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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