



19 Downlands Avenue, Worthing, BN14 9HD  
Asking Price £400,000

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Stunning three bedroom terraced house featuring a good size South facing rear garden and private drive providing off road parking. The property has been lovingly refurbished and updated by the present owners including, new roof, replumbed, rewired, replastered and double glazed windows. The accommodation briefly comprises: entrance hall, L shaped living accommodation with luxury kitchen, three bedrooms and refitted modern bathroom/wc. Externally there is a private double width drive to the front of the property providing off road parking for 2 vehicles. Delightful good size South facing rear garden with pedestrian rear access.

- Stunning terraced house
- Completely refurbished
- Three bedrooms
- Open plan living
- Luxury kitchen
- Luxury bathroom/wc
- South facing garden
- Off road parking





Composite front door leading to :

### **ENTRANCE HALL**

Radiator. Double glazed window. Understairs storage cupboard. Recessed ceiling spot lighting.

### **LOUNGE AREA**

4.06m x 3.12m (13'3" x 10'2")

Double glazed window. Radiator. Square archway leading through to:

### **LUXURY KITCHEN/DINER**

5.03m x 3.58m (16'6 x 11'9)

Part tiled in attractive ceramics. Refitted with excellent range of units comprising work surfaces with inset single drainer sink unit with mixer taps. Base units of cupboards and drawers and incorporating peninsula area. Matching eye level wall units. Integrated

dishwasher. Integrated fridge/freezer. Fitted oven. Four ring induction hob with extractor cooker hood over. Space and plumbing for washing machine. Double glazed window. recessed ceiling spot lighting. Double glazed french doors leading from dining area to garden.

stairs from entrance hall to :

### **FIRST FLOOR LANDING**

Access via pull down ladder to insulated and part boarded loft space.

### **BEDROOM 1**

3.61m x 3.10m (11'10 x 10'2)

Radiator. Double glazed window.

### **BEDROOM 2**

3.66m x 2.97m (12' x 9'9)

Radiator. Double glazed window.

### **BEDROOM 3**

2.54m x 1.85m (8'4 x 6'1)

Radiator. Double glazed window.

### **LUXURY BATHROOM /WC**

Mostly tiled in attractive ceramics. Modern white suite comprising of square 'P' shaped bath with mixer taps and independent chrome shower unit. Glazed shower screen. Close coupled wc. Pedestal wash hand basin. Double glazed window. Vertical radiator. Tiled floor.

### **OUTSIDE**

#### **PRIVATE DRIVE**

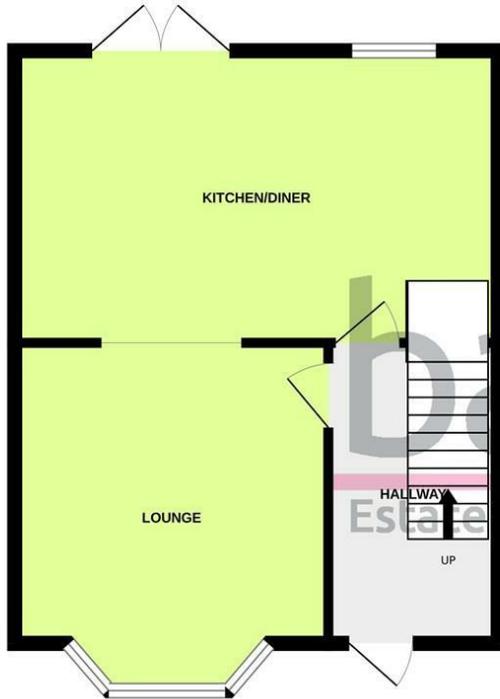
Block paved driveway to the front of the property providing parking for two vehicles.

#### **SOUTH FACING REAR GARDEN**

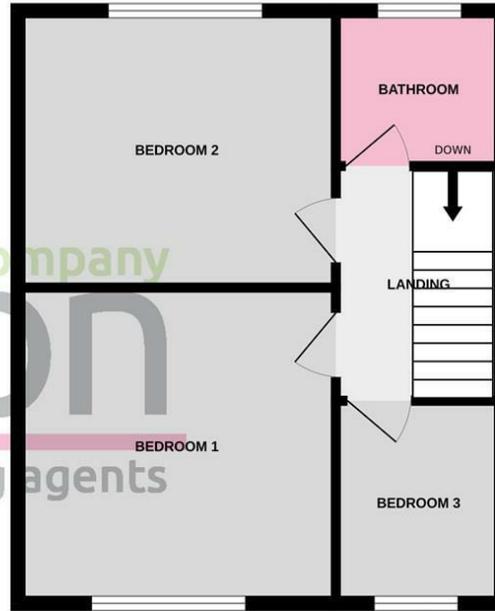
Good size South facing rear garden. Full width paved patio with the remainder laid to lawn. Pedestrian rear gate giving rear access.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         | <b>87</b> |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   | <b>65</b>               |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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