



## 49 Hadley Avenue, Worthing, BN14 9HB

A rare opportunity to acquire a property with enormous potential in a popular residential area of Worthing. This two-bedroom semi-detached home is ideal for buyers looking to undertake a complete renovation project. Retaining several original features and offering a generous plot with a west-facing rear garden and private driveway, the property presents a blank canvas ready to be transformed.

Situated on a quiet, established road close to local schools, transport links and amenities, this is an excellent chance to add significant value through modernisation.

**Guide price £300,000**

# 49 Hadley Avenue, Worthing, BN14 9HB



- Semi Detached house
- West facing garden
- Two Bedrooms
- Gated Driveway
- In need of total modernisation
- Excellent first home

## Entrance Hall

6'8 x 5'6 (2.03m x 1.68m )

Solid wood front door with window to the side, stairs to first floor, and doors to Kitchen and main reception room.

## Reception Room

13'6 x 10' (4.11m x 3.05m )

Easterly aspect room with period fireplace. windows to the front.

## Kitchen

13' x 6'11 (3.96m x 2.11m )

Window to the rear and side, door to the rear. Kitchen sink, large cupboards and walk-in utility/larder cupboard.

## Conservatory

This area is in poor condition, door to rear garden and door to walk-in cupboard.

## Landing

Window to the rear, loft access and lining cupboard. Doors to all first floor rooms.

## Bedroom One

10'11 x 9'11 (3.33m x 3.02m)

Window to the front.

## Bedroom Two

10' x 7'10 (3.05m x 2.39m )

Window to the rear.

## Bathroom

5'6 x 4'11 (1.68m x 1.50m )

White suite with period bath,

wash basin and high level flash WC. Window to the front.

## Front garden and Drive

Front garden is slightly overgrown. gates leading to path/drive, side path to the rear.

## Rear Garden

Very over grown and difficult to access.

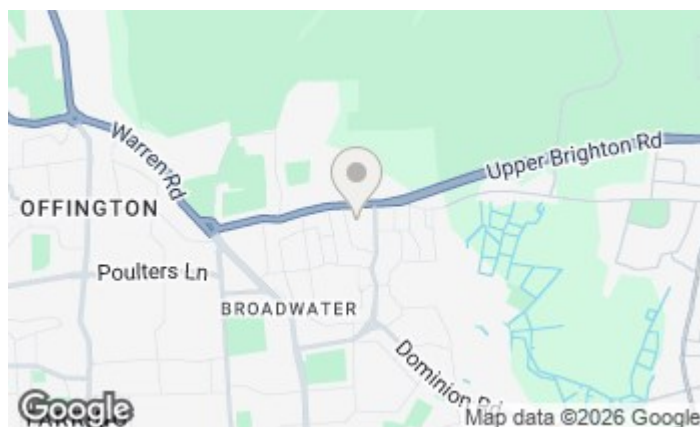
## Other information

Tenure: Freehold

Parking: Driveway and on street parking

Council Tax Band: C

Local Authority: Worthing Borough Council



## Directions

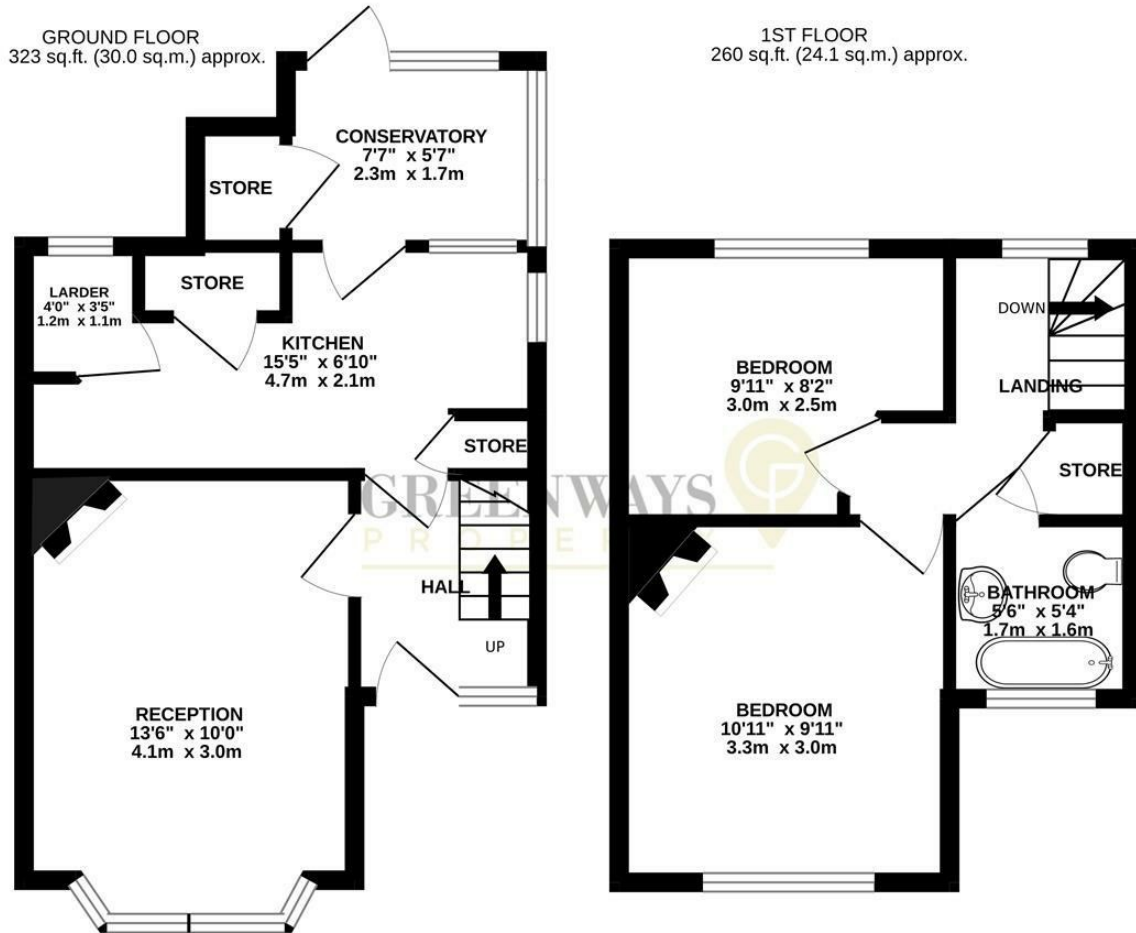
Directions from East Worthing Railway Station: From East Worthing Station (Dominion Road), head north along Dominion Road (B2223) towards Meredith Road for approximately 0.7 miles. At the roundabout, take the third exit onto Sompting Road and continue for around 0.4 miles. Turn left onto Hadley Avenue, where 49 Hadley Avenue will be found on the left after a short distance.

01273 28 68 98

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# Floor Plan



TOTAL FLOOR AREA : 582 sq.ft. (54.1 sq.m.) approx.

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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**PLEASE NOTE:**

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		<b>19</b>	
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	