



5 Fulbeck Avenue, Worthing, BN13 3RS  
Asking Price £375,000

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Unique barn style three bedroom mid-terrace house being one of just three properties forming part of this attractive development giving the appearance of a converted barn. A delightful character home that blends rustic charm with modern living. It typically features an open-plan living space, a contemporary kitchen, three well-sized bedrooms, and a family bathroom. Features include exposed beams whilst benefiting from double windows and underfloor heating. Externally there is a delightful west facing rear garden. Situated in this popular area being close to shops with easy access to surrounding countryside.

- Three bedroom
- Chain free
- Underfloor heating
- Modern kitchen
- Separate W/C
- West facing garden
- Open plan lounge/ dining
- Double glazed windows





Paved path leading to front door. Storage cupboard housing 'Worcester' combi boiler, gas and electric meters.

### Entrance hallway

Understairs storage cupboard. Underfloor heating.

### Lounge/ Diner

6.17 x 4.07 (20'2" x 13'4")

Wooden flooring Underfloor heating. Double aspect with glazed windows. Opening to:

### Modern fitted Kitchen

2.60 x 2.08 (8'6" x 6'9")

Part tiled. Work surfaces with stainless steel sink unit with single drainer. Range of work surfaces with base units comprising cupboards and drawers under. Matching wall units. Fitted

electric oven with hob over and concealed extractor cooker hood above. Integrated fridge/freezer. Integrated washing machine and dishwasher. Tiled floor. Double glazed bi-folding doors leading out to garden.

### Cloakroom/wc

Close coupled wc. Wash hand basin. Tiled floor.

Stairs from entrance hall leading to :

### First Floor Landing

Radiator. Access to loft space .

### Bedroom one

3.75 x 3.40 (12'3" x 11'1")

Double glazed window. Radiator.

### Bedroom two

3.09 x 2.98 (10'1" x 9'9")

Radiator. 'Velux' double window.

### Bedroom three

3.09 x 2.34 (10'1" x 7'8")

Radiator. 'Velux' double glazed window.

### Bathroom/wc

2.07 x 2.36 (6'9" x 7'8")

Half tiled wall. Panelled bath with mixer taps. Glazed shower screen. Wash hand basin. Close coupled wc. Radiator. 'Velux' double glazed window.

### Outside

#### Front garden

Lawn area with block paved pathway.

#### West facing rear garden

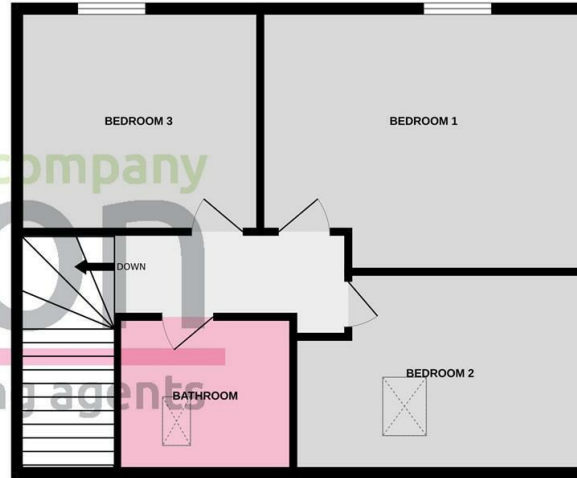
West facing. Fenced on three sides. Low maintenance being paved and part shingled. Water butt.



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>		
(69-80) <b>C</b>	<b>73</b>	<b>77</b>
(55-68) <b>D</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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