



Downlands Avenue, Worthing, West Sussex BN14 9HF

£489,950



Property Type: Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Detached House
- Three Bedrooms
- 24ft Open Plan Lounge
- Modern Fitted Kitchen
- Conservatory
- Modern Bathroom
- Landscaped Rear Garden
- Off Road Parking
- Garage
- Immaculate Throughout

We would love to offer for sale this beautifully presented and modern detached home with three bedrooms, this property benefits a good sized lounge, modern kitchen opening into conservatory/dining room, contemporary bathroom, landscaped gardens, garage and off road parking.





INTERNAL

From the entrance hall, doors lead to the principal reception room and kitchen. The two reception rooms have been opened up to create a spacious open-plan living area, featuring a charming log burner and French doors that lead through to the conservatory. The modern kitchen offers a stylish range of navy blue units with integrated appliances, complemented by contemporary worktops and tiled finishes. The kitchen flows seamlessly into the conservatory, which is currently used as a dining room, creating a bright and sociable open-plan layout. Upstairs, the first floor comprises two generous double bedrooms and a further single bedroom. The bathroom has been recently re-fitted with a contemporary suite, including a wall-mounted wash hand basin with storage beneath, and a panelled bath with a shower over.

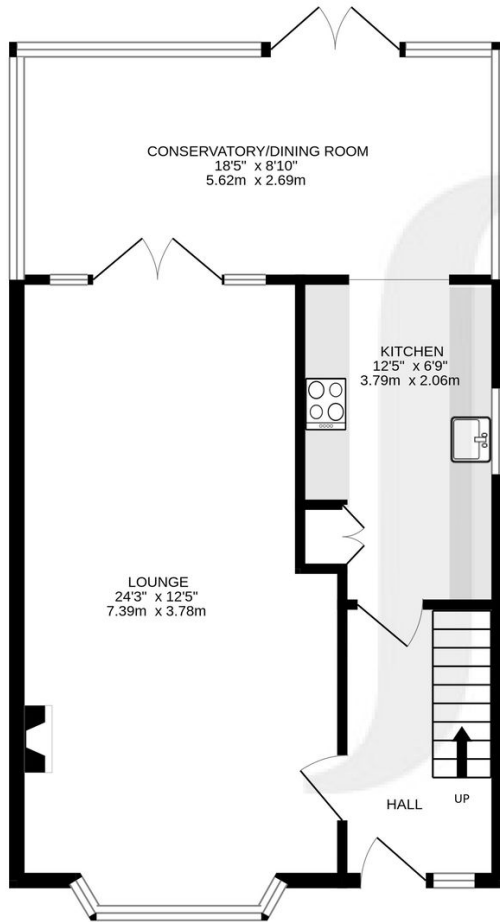
EXTERNAL

The front garden is enclosed by hedgerow, providing privacy from the road. A hard-standing driveway offers off-road parking and access to the garage. The rear garden has been thoughtfully landscaped, featuring a decked area and patio directly behind the property, creating an ideal space for al fresco dining and outdoor entertaining. The main section of the garden is laid to lawn, bordered by wooden sleepers and well-stocked flower beds. A further decked seating area at the far end provides the perfect spot to enjoy the evening sunshine. The garden is fully enclosed by fencing on all sides and also benefits from a garden shed to the rear.

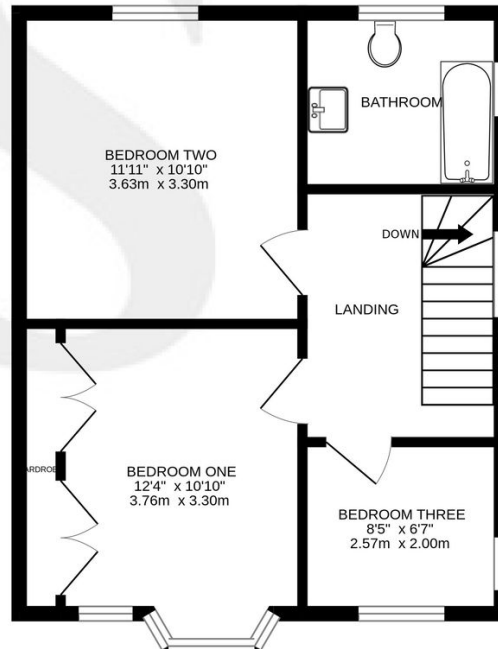


SITUATED in this popular area of Broadwater. Easy access to the A27 with direct routes to Brighton and London. Local shops can be found at Broadwater Village and situated approximately a half mile from the property is the Lyons Farm retail park. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately two miles away. The nearest station is East Worthing which is approximately one mile away. Bus services run nearby.

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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