



**Blenheim Avenue, Worthing BN13 2AN**

Guide Price **£350,000**

**JS**  
Jacobs Steel



**Property Type:** Detached Bungalow

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** C

- Link Detached Bungalow
- West Facing Rear Garden
- Two Double Bedrooms
- Spacious Lounge/Diner
- Fitted Kitchen
- Sun Room
- Garage
- Off Road Parking
- Chain Free
- Close to Local Shops



## Summary

A chain-free, link-detached two-bedroom bungalow featuring a west-facing rear garden, off-road parking, and a garage, all conveniently located close to local shops.



## Internal

This two-bedroom link-detached bungalow offers comfortable and well-proportioned accommodation throughout. The heart of the home is a spacious lounge/diner, providing an inviting area for relaxation and entertaining, naturally lit and offering versatile living options.

The fitted kitchen is practical and functional, ready for daily use and offering potential for personalisation. Extending the living space, a delightful sun room at the rear provides a bright retreat, perfect for enjoying the garden views year-round, whether as a quiet reading nook or an informal dining area.

The property boasts two generous double bedrooms, offering ample space and flexibility for residents or guests. A well-maintained bathroom serves both bedrooms, completing the internal layout.

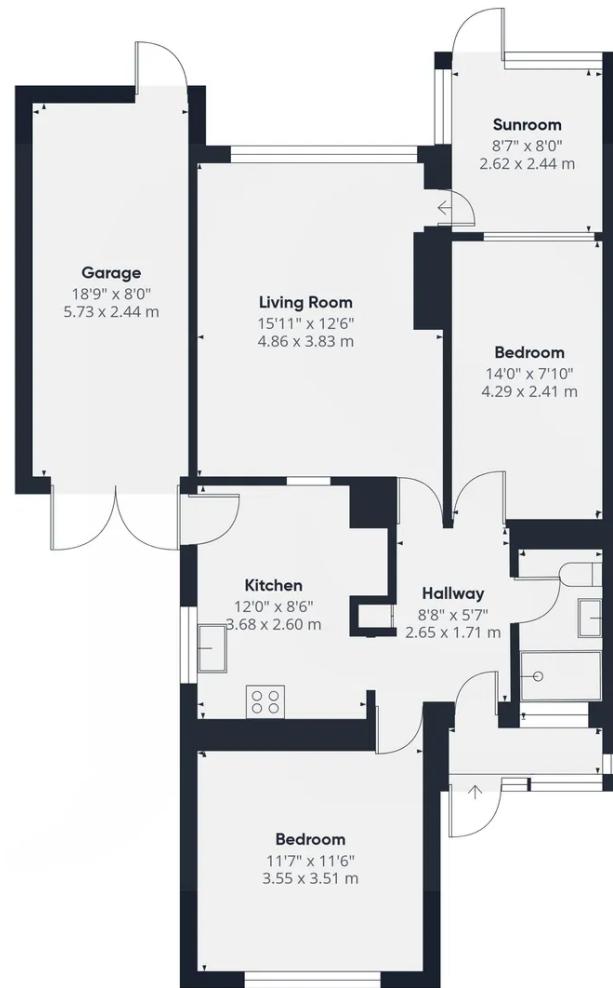
## External

To the front, the property benefits from convenient off-road parking and a single garage, providing secure storage or additional parking solutions. The rear garden enjoys a favourable west-facing aspect, perfect for catching the afternoon and evening sun, offering an ideal space for outdoor enjoyment and gardening enthusiasts.

## Situated

Located on Blenheim Avenue in Worthing, BN13 2AN, the property enjoys a convenient location with a range of local shops just a short walk away on Rectory Road or Broadwater's main high street. The road falls within the catchment area for the highly regarded Thomas A Becket schools, making it a popular choice for families of all ages. West Worthing Station is easily accessible on foot or by car and excellent transport links are available nearby, with regular bus services.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	73
(55-68)	D	62
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC

Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.