



**Adur Avenue, Worthing BN13 3NE**

Guide Price **£425,000**





**Property Type:** Detached Bungalow

**Bedrooms:** 2

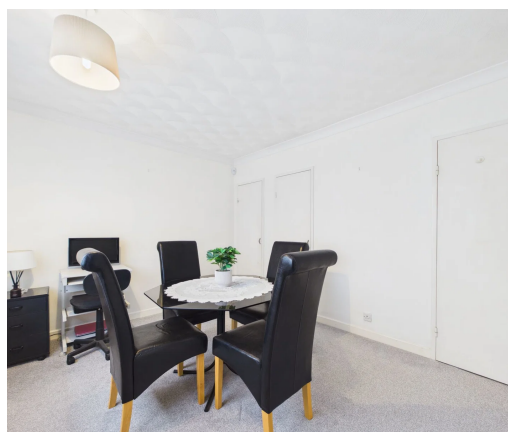
**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** D

- Detached Bungalow
- Two Bedrooms
- Well Presented
- Living/Dining Room
- Good Sized Rear Garden
- Garage
- Off Road Parking
- Peaceful Location
- Close to Local Amenities
- Chain Free



This charming two-bedroom detached bungalow is beautifully positioned within a sought-after location and offers a wonderful opportunity for those looking for comfortable single-storey living. Well presented throughout and offered to the market chain-free, the property combines generous and versatile accommodation with a pleasant garden and excellent outside space. Highlights include a spacious living/dining room, fitted kitchen, two well-proportioned bedrooms, bathroom, single garage and valuable off-road parking.



## INTERNAL

A welcoming enclosed porch leads into the inviting entrance hallway, providing a pleasant introduction to this well-presented home and access to the principal rooms.

The spacious living/dining room is a particular feature, offering plenty of room for both comfortable seating and a dining table. A large picture window overlooks the front garden, allowing natural light to flood the room while creating a pleasant outlook. This versatile reception space provides an ideal setting for relaxing, entertaining and enjoying everyday life.

The fitted kitchen offers a good range of wall and base units with useful worktop space and room for appliances. A side access door provides convenient access to the garden and driveway, making the kitchen particularly practical for day-to-day living.

There are two well-proportioned bedrooms, each offering comfortable and adaptable accommodation with plenty of scope for furnishings to suit individual requirements. The bathroom is conveniently positioned to serve both bedrooms and completes the internal accommodation.

## EXTERNAL

To the front, the property benefits from a neatly maintained lawned garden, with established shrubs which provide colour, interest and a degree of privacy. A driveway provides valuable off-road parking and leads directly to the single garage, while gated side access provides a convenient route through to the rear garden.

The rear garden is a wonderful feature of the property, offering a good-sized and secluded outdoor space. A paved patio provides an ideal spot for outdoor seating, alfresco dining and entertaining, while established shrub borders enclose the garden and create a peaceful and private atmosphere. There is ample space to enjoy the garden throughout the warmer months, with plenty of potential for those wishing to further personalise the outside space.

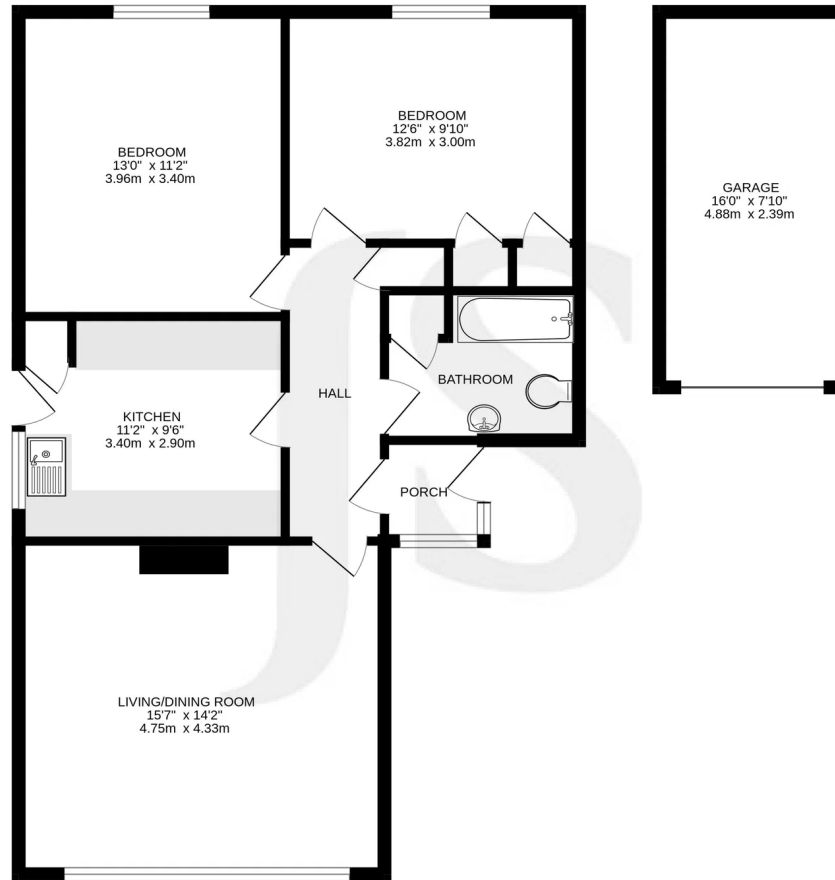
## SITUATED

Located in the sought-after Fleetwing area of Worthing, offering excellent access to the A27 and local amenities. Nearby Salvington Road provides a range of shops and services, with a Tesco Superstore just over three-quarters of a mile away. Worthing town centre—with its vibrant mix of shopping, dining, entertainment, and leisure facilities—is approximately 3.6 miles away. Well-served by local bus routes, this location combines the best of suburban peace with convenient connectivity.





## GROUND 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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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 purposes 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.

