



JAMES & JAMES
ESTATE AND LETTING AGENTS

†: 01903 958282

e: salesenquiries@jamesandjamesea.co.uk

70 | Broadwater Street West | Worthing | BN14 9DW

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE

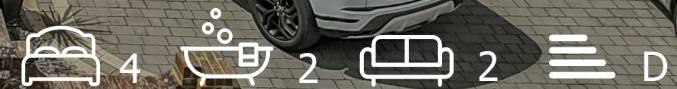


83 Balcombe Avenue

, Worthing, BN14 7RS

Guide price £425,000

Freehold Council Tax Band C



We are delighted to present this spacious period family home, ideally situated in the highly sought-after Broadwater area.

The accommodation comprises entrance hall, a bright bay fronted living room with feature fireplace opening through bi folding half glazed doors to the dining area, fitted kitchen with a range of base and eye level units leading to a utility room and downstairs W/C.

To the first floor are three well proportioned bedrooms and a modern family bathroom fitted with a contemporary white suite.

The second floor offers a further generous double bedroom with eaves storage and a large walk in storage cupboard which could also serve as a useful office or study space.

Externally, to the front there is a block paved driveway providing useful off road parking. To the rear is an impressive west facing garden, ideal for entertaining and enjoying afternoon and evening sun, featuring a large patio, decked seating areas, brick built storage shed, lawn, and rear access.

Further benefits include gas fired central heating and double glazing throughout.

Situated in Balcombe Avenue, close to a range of shopping facilities at Broadwater Street West, the property is also near to Worthing town centre with a more comprehensive and wider choice of bars, shops and restaurants. The mainline railway station can be found approximately two miles distant, and bus services pass the surrounding district.

Entrance Hall

Bay Fronted Living Room 13'10 x 12'2 (4.22m x 3.71m)





Dining Room
12'1 x 11" (3.68m x 3.35m)

Fitted Kitchen
16'2 x 8'3 (4.93m x 2.51m)

Garden/Utility Room
10'10 x 8" (3.30m x 2.44m)

Shower Room
7'8 x 2'7 (2.34m x 0.79m)

Stairs To First Floor

Bedroom One
13'10 x 12'2 (4.22m x 3.71m)

Bedroom Three
12'2 x 12'1 (3.71m x 3.68m)

Bedroom Four
8'3 x 7'1 (2.51m x 2.16m)

Stairs To Second Floor

Storage Room/Office Space With
Velux

Bedroom Two
18'1 x 13'6 (5.51m x 4.11m)

West Facing Rear Garden

Off Road Parking



Floor Plan



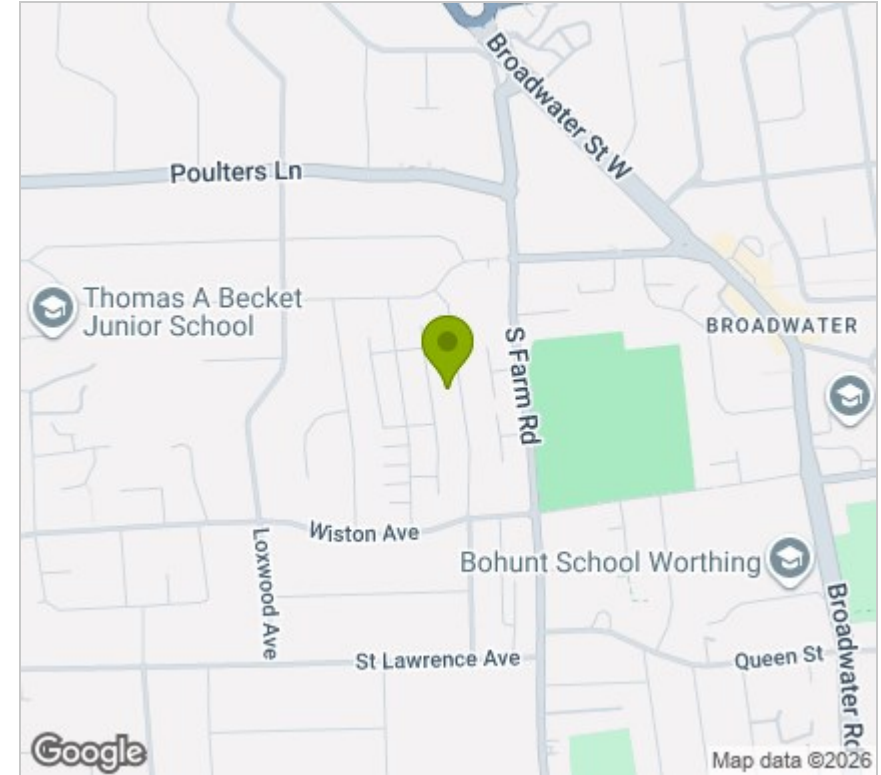
Viewing

Please contact our Broadwater Office on 01903 958282 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

Area Map



Energy Efficiency Graph

