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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



86 Balcombe Avenue

, Worthing, BN14 7RS

Guide price £395,000

Freehold Council Tax Band C



We are delighted to offer for sale this fantastic period property, located within an enviable position in Broadwater.

The accommodation comprises an entrance hall, a spacious bay fronted living room leading to dining room with sliding patio doors and a fitted kitchen. The layout offers good potential to reconfigure into a modern open plan space, subject to any necessary permissions.

Stairs lead to the first floor, where there are two well proportioned double bedrooms, a third bedroom, and a family bathroom with separate w/c.

Externally, there is a low maintenance front garden leading to the front door. To the rear, a large private garden is predominantly laid to lawn and features a patio seating area, mature trees, and a garden shed.

Further benefits include gas fired central heating, double glazing and is offered for sale with no onward chain.

The property would benefit from updating throughout, offering a wonderful opportunity for buyers to modernise and create a beautiful family home.

Situated in Balcombe Avenue, the property is ideally located close to Worthing mainline railway station, providing excellent links to most major towns and cities. A great selection of schools for children of all ages can be found nearby, along with local shops catering for everyday needs. Regular bus services also serve the area, adding to the overall convenience of the location.

Entrance Hall





Bay Fronted Living Room
14'3 x 12'1 (4.34m x 3.68m)
Dining Room With Sliding Patio
Doors
12'5 x 10'10 (3.78m x 3.30m)
Fitted Kitchen
14'11 x 7'7 (4.55m x 2.31m)



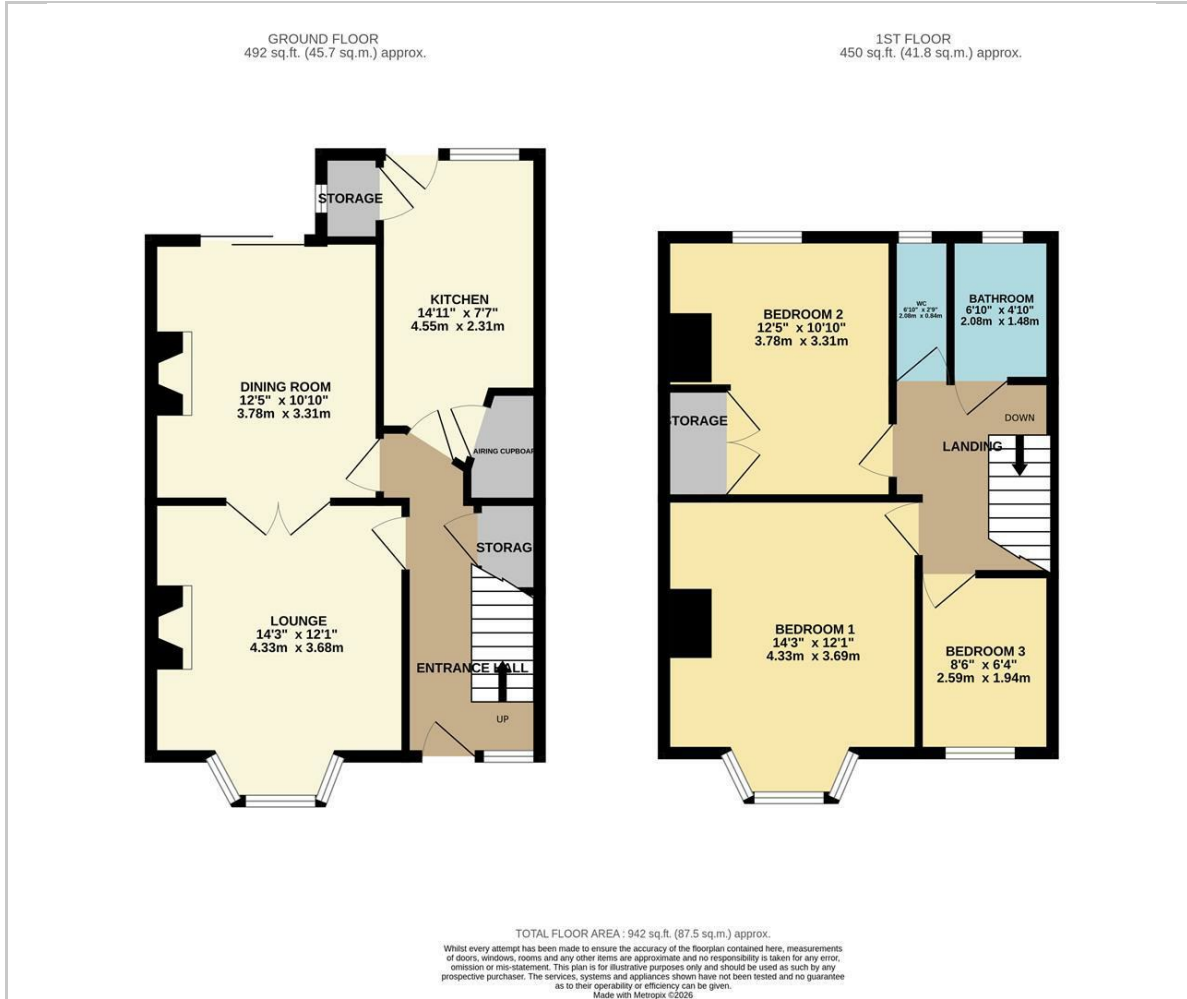
Airing Cupboard
Bedroom One
14'3 x 12'1 (4.34m x 3.68m)
Bedroom Two
12'5 x 10'10 (3.78m x 3.30m)
Bedroom Three
8'6 x 6'4 (2.59m x 1.93m)



Family Bathroom
Seperate W/C



Floor Plan



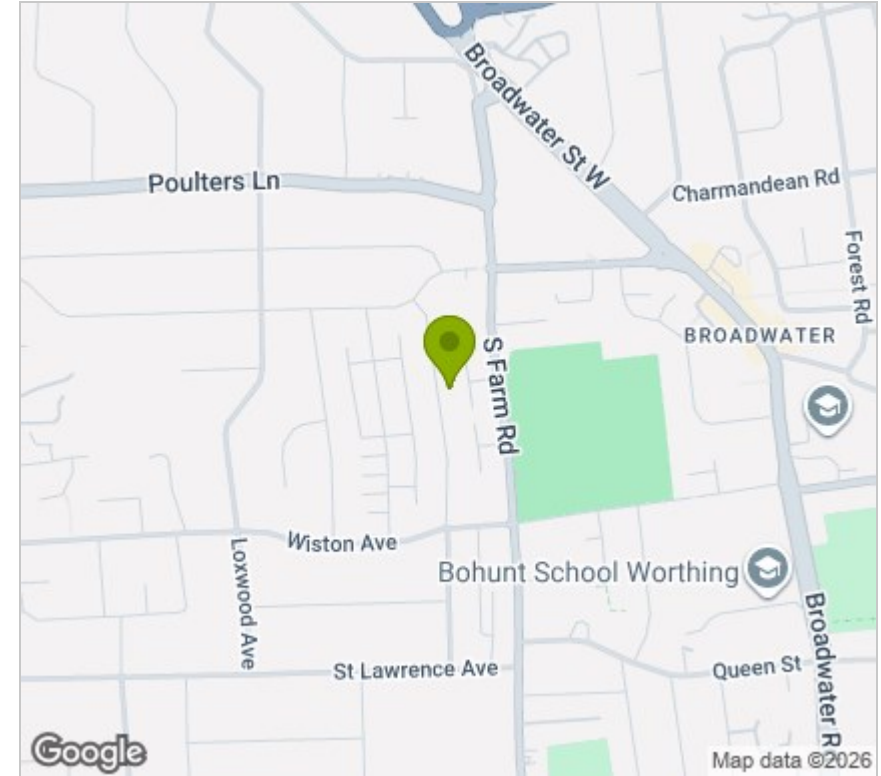
Viewing

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

