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2 Cissbury Avenue

Worthing, BN14 0DN

Guide price £675,000

Freehold Council Tax Band F

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An excellent opportunity to purchase this attractive 1930s mock-Tudor detached residence, offering four bedrooms and generous extended ground-floor accommodation. The property features two spacious reception rooms, an impressive open-plan kitchen/dining room, ample off-road parking, a garage, and a sizeable South-facing rear garden.

A sheltered entrance with a contemporary front door opens into a welcoming and generous entrance hall, complete with fitted storage and stairs rising to the first floor. The bright dual-aspect lounge, enjoying both southerly and westerly light, overlooks the rear garden and provides access to the patio via double doors. An internal door connects the lounge to the kitchen, while further double doors lead to the second reception/living room, which benefits from a square bay window and a period-style fireplace.

A standout feature of the home is the beautifully refitted open-plan kitchen/dining room, boasting a square bay window to the front, ample space for dining, Brazilian granite worktops, a comprehensive range of modern wall and base units, and fitted Neff appliances including oven and hob. A refitted ground-floor shower room/WC adds further convenience.

The first-floor landing provides access to the loft space and leads to four double bedrooms, along with a modern family bathroom fitted with a white suite and shower over the bath.

Outside, the generous front driveway offers parking for several vehicles and leads to the attached garage, which includes a utility area and an internal door to the lounge. Planning permission has been granted for an extension over the garage for a bedroom and an en-suite.

Side access opens to the impressive south-facing rear garden, featuring an extensive lawn and a paved patio.

ENTRANCE

Entrance Hall

Reception Room
19'2 x 10'11 (5.84m x 3.33m)

Kitchen Diner

Lounge
19'8 x 18'10 (5.99m x 5.74m)

Ground Floor Shower Room

FIRST FLOOR LANDING

Bedroom One
11'0 x 10'8 (3.35m x 3.25m)

Bedroom Two
10'11 x 10'5 (3.33m x 3.18m)

Bedroom Three
10'11 x 8'11 (3.33m x 2.72m)

Bedroom Four
8'8 x 7'11 (2.64m x 2.41m)

Bathroom

OUTSIDE

Rear Garden

Off Road Parking

Garage

Floor Plan

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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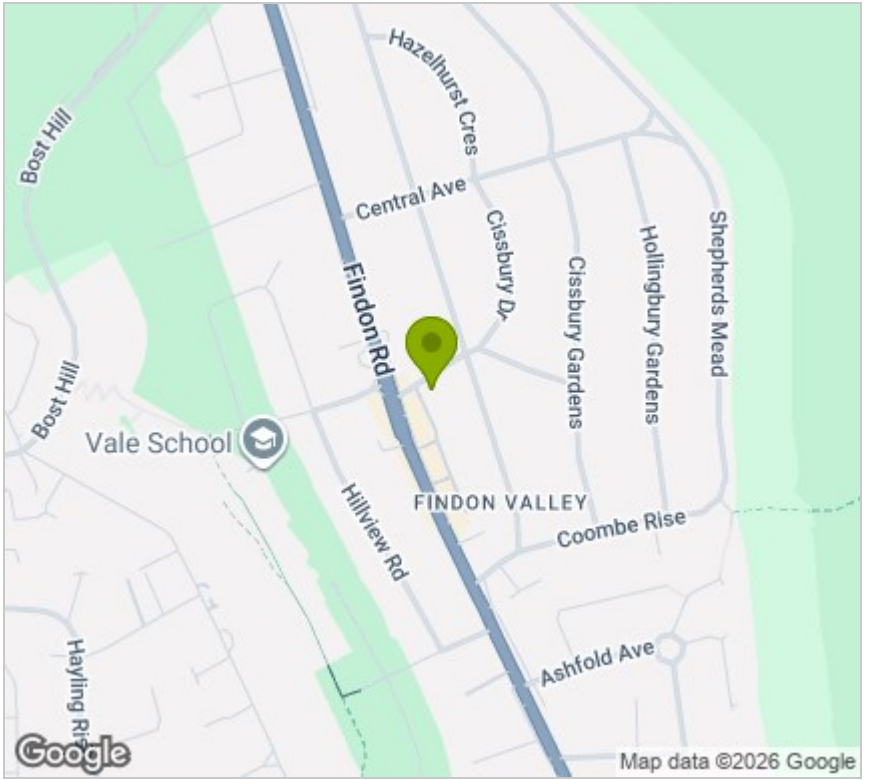
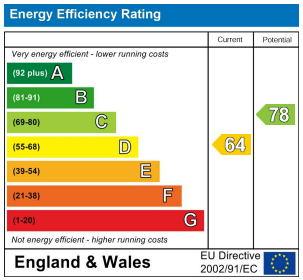
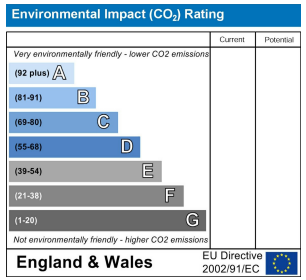
Area Map



Energy Efficiency Graph





Viewing

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

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