



Bruce Avenue, Worthing, BN11
£500,000



Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Well Presented Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor WC
- West Facing Rear Garden
- Garage with Pitched Roof
- Off Road Parking
- Elm Grove School Catchment Area
- Close To West Worthing Railway Station

We are delighted to present this well-presented semi-detached home, ideally located in a popular residential area. The property offers three bedrooms, two spacious reception rooms, a fitted kitchen, ground floor WC, and a family bathroom. Further benefits include a west-facing rear garden, garage, and off-road parking. Conveniently situated close to local shopping facilities, West Worthing Railway Station, and within the sought-after Elm Grove Primary School catchment area.





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INTERNAL

The front door opens into a welcoming entrance hall, providing access to the ground floor accommodation, along with useful understairs storage. The property benefits from two reception rooms, with the front reception room featuring a charming bay-fronted window. The west-facing lounge enjoys bi-fold doors opening onto the rear garden, allowing plenty of natural light throughout the afternoon and evening. The kitchen is fitted with a range of wall and base units and includes a built-in oven, induction hob, sink with drainer, and space for both a washing machine and dishwasher. A door from the kitchen provides side access to the property. To the first floor, there are three bedrooms, with the primary bedroom benefitting from a bay-fronted window. The bathroom comprises a bath with shower over, wash hand basin, and WC. Additional features include a storage cupboard off the landing and loft access via a hatch.

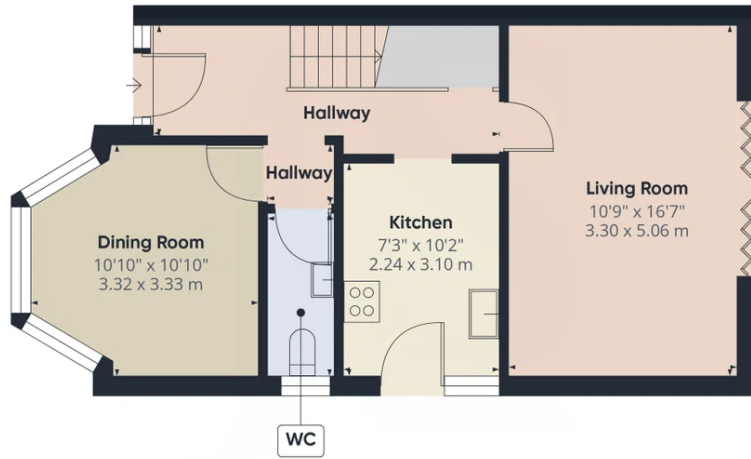


EXTERNAL

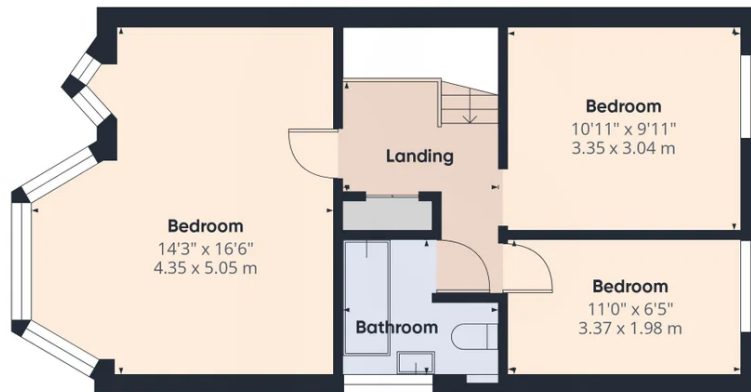
To the front of the property, there is off-road parking, a shingled frontage, and double timber gates providing side access. Additional features include an outside water tap and access to the garage, which is of a good size and benefits from a pitched roof. A timber gate also provides access to the rear garden. The west-facing rear garden features a raised patio area with the added benefit of a retractable sunshade, making it ideal for outdoor entertaining. The remainder of the garden is mainly laid to lawn with attractive flowerbed borders, along with a wooden summer house positioned at the rear. The garage and summer house also offer excellent potential for conversion into a home office, studio, or garden room, subject to any necessary consents.

SITUATED

Situated on the popular Bruce Avenue, this home falls within the highly sought-after Elm Grove school catchment area and is conveniently located just 0.6 miles from West Worthing train station. Nearby West Worthing High Street offers a range of amenities including cafés, restaurants, convenience stores, pharmacies and banks, along with regular bus services. Worthing town centre, with its extensive selection of shops, eateries, theatres and leisure facilities, is approximately 1.4 miles away.



Ground Floor



Floor 1



Approximate total area⁽¹⁾
979 ft²
90.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Whilst we endeavour to make our property 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.