

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)

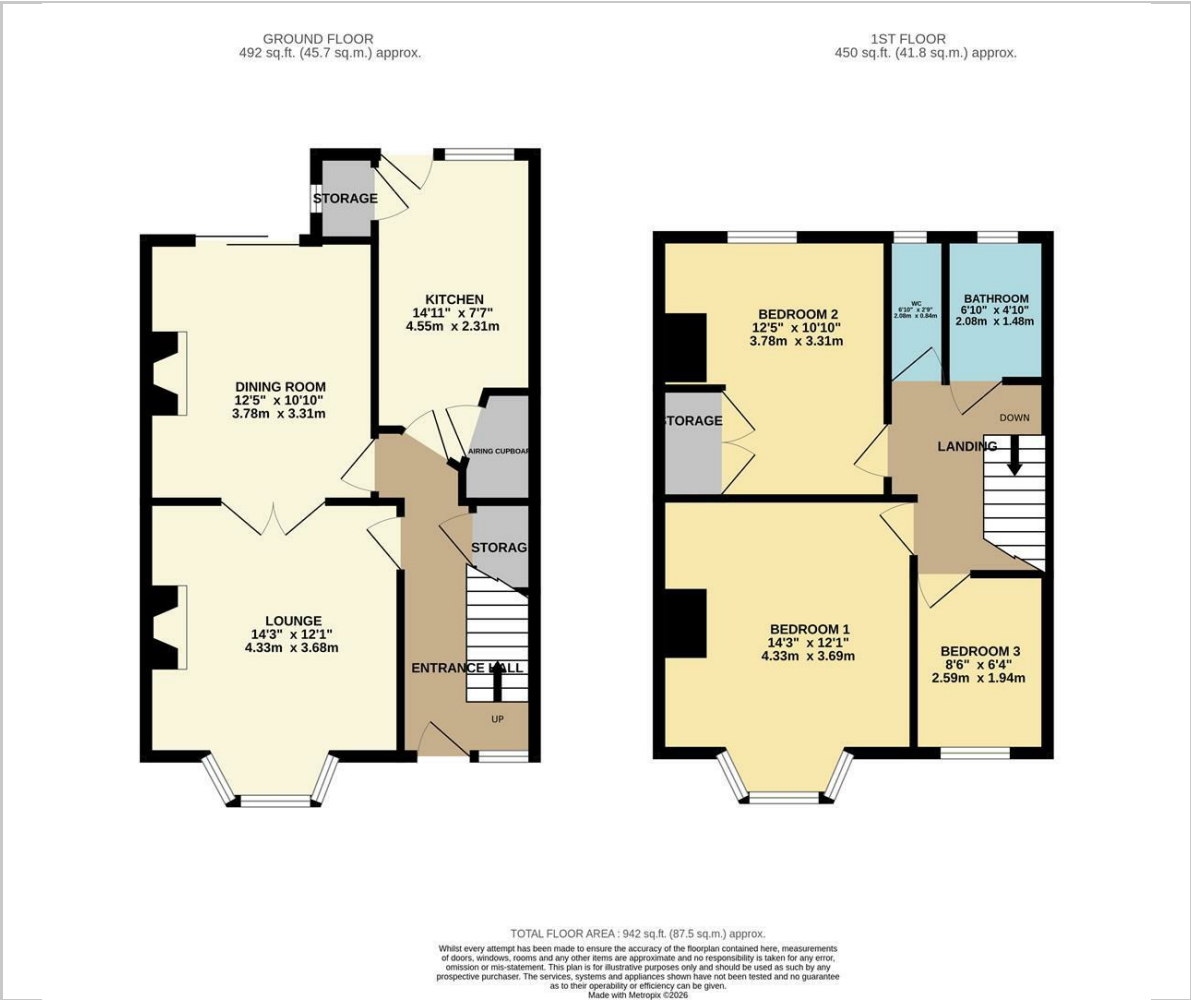
Bedroom Three
8'6 x 6'4 (2.59m x 1.93m)

Family Bathroom

Seperate W/C



Floor Plan



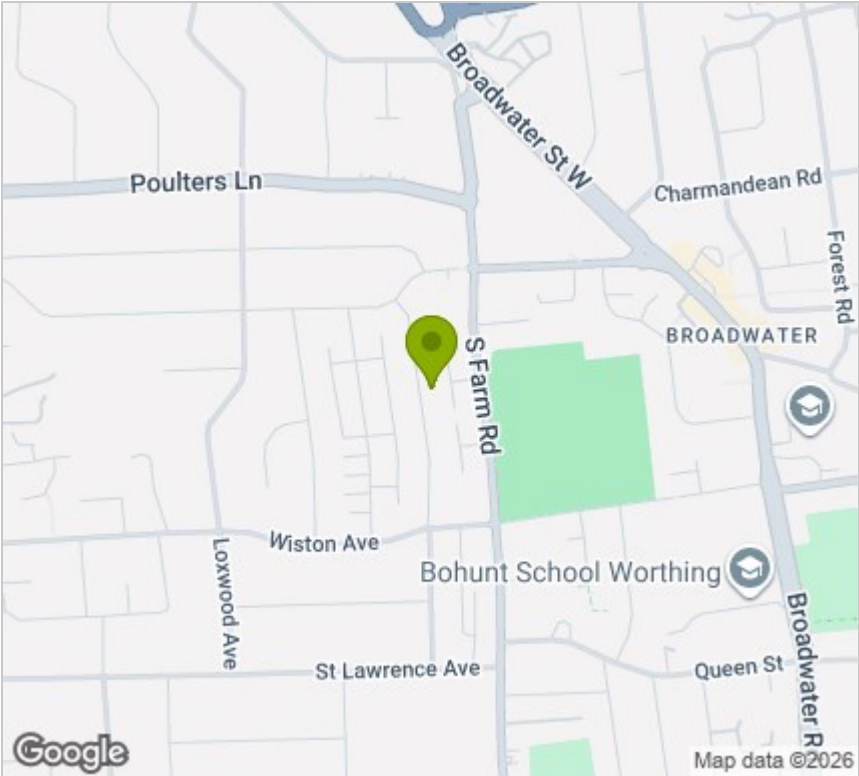
Viewing

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

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Area Map



Energy Efficiency Graph

