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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



11 Downlands Avenue

, Worthing, BN14 9HD

Guide price £400,000

Freehold Council Tax Band C

3 | 1 | 2 | C

We are delighted to offer for sale this beautifully presented family home, enviably positioned within a short stroll of Broadwater Village.

The accommodation comprises an entrance hall, bay fronted living room leading through to an open plan dining area with sliding doors providing access to the rear garden. The property benefits from a stunning high gloss kitchen, fitted with a range of base and eye level units, integrated appliances and solid wood worktops, along with further access to the garden.

To the first floor, there are three bedrooms, two of which are good size doubles, together with a modern family bathroom with white suite.

Externally, the front of the property features a low maintenance driveway with a pathway leading to the front door. To the rear is a generous south facing garden, which has been exceptionally arranged to provide a raised patio seating area leading down to a well maintained lawn, complemented by attractive flower beds and a garden cabin.

Further benefits include gas fired central heating and double glazing.

Internal viewing is considered essential to fully appreciate the overall size, presentation and excellent position of this wonderful family home.

Situated in Downlands Avenue, the property is conveniently located for local shops at Lyons Farm and Downland's Parade. Regular bus services operate nearby, while Worthing mainline railway station provides excellent links to surrounding towns and major cities.

Entrance Hall

























Bay Fronted Living Room
13'4 x 10'5 (4.06m x 3.18m)

Dining Room With Sliding Door To Garden
11'11 x 9'11 (3.63m x 3.02m)

Modern Fitted Kitchen
11'11 x 6'9 (3.63m x 2.06m)

Stairs To First Floor

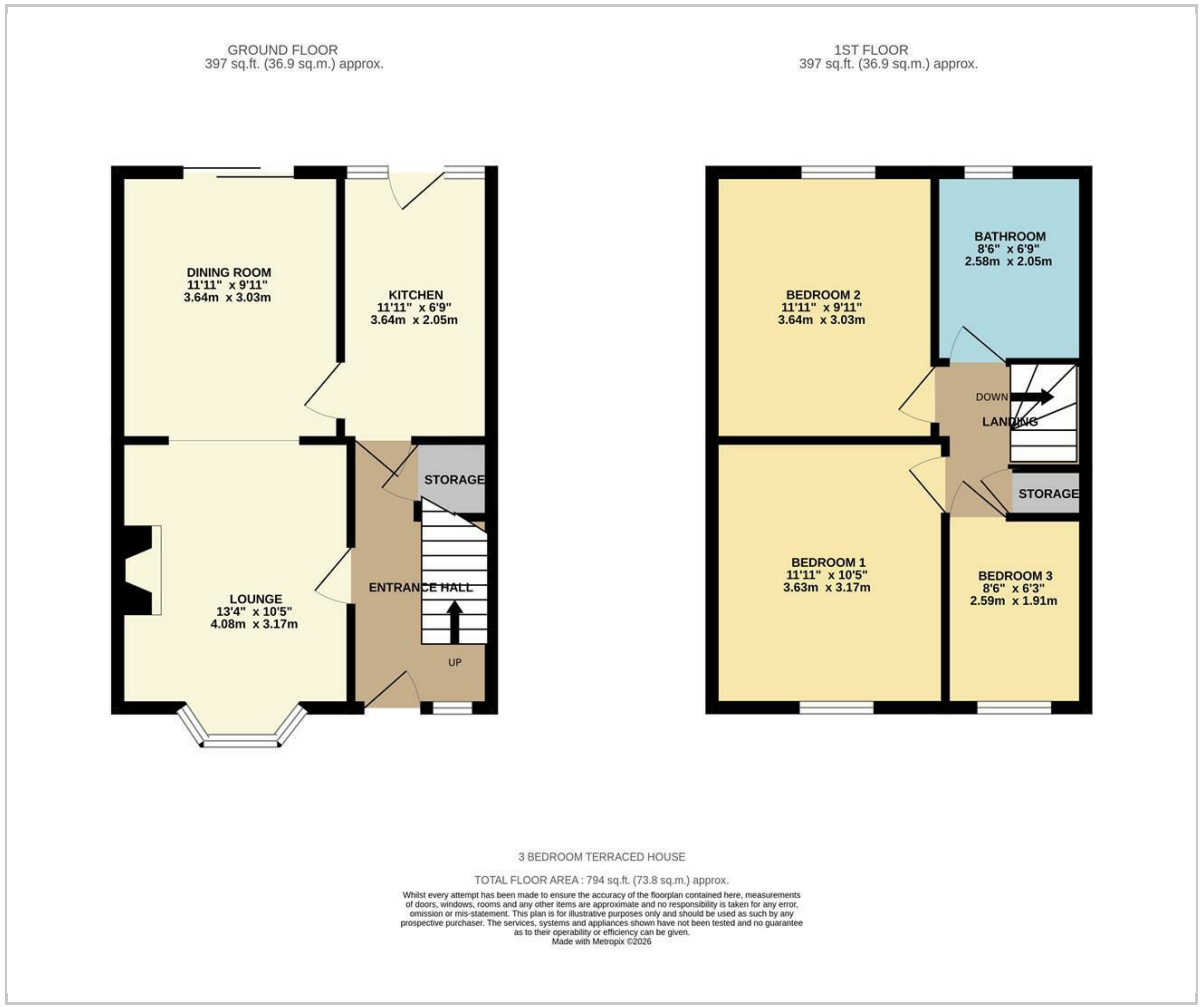
Bedroom One
11'11 x 10'5 (3.63m x 3.18m)

Bedroom Two
11'11 x 9'11 (3.63m x 3.02m)

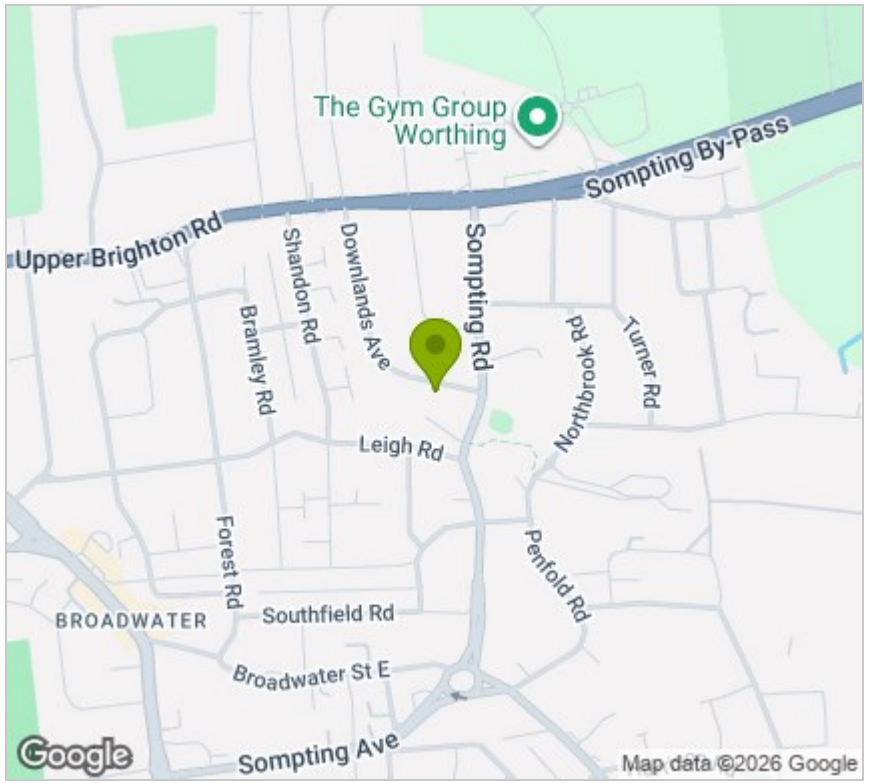
Bedroom Three
8'6 x 8'3 (2.59m x 2.51m)

Family Bathroom
8'6 x 6'9 (2.59m x 2.06m)

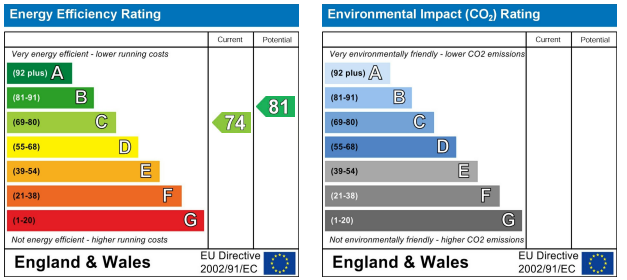
Floor Plan



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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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.