



JAMES & JAMES
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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



33 Bruce Avenue

, Worthing, BN11 5JU

Offers in excess of £300,000

Freehold Council Tax Band



33 Bruce Avenue , Worthing, BN11 5JU

James & James Estate Agents are delighted to bring to the open market this three bedroom terrace house situated in the popular location of West Worthing.

The property benefits from a spacious kitchen/breakfast room, Lounge, three bedrooms, family bathroom and conservatory.

The property is situated within the Elm Grove catchment area. Close by, Worthing Town Centre offers comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities. The nearest station is West Worthing approximately under half a mile away. Bus services run nearby.

This family home is a must for any growing family.

- Elm Grove School Catchment
- Close to West Worthing Mainline Station
- Double Glazing
- Three Bedrooms
- Conservatory
- Gas Central Heating
- Vendor Suited
- Viewing Highly Recommended





Kitchen Breakfast Room
16'10 x 12'1 (5.13m x 3.68m)

Conservatory
16'0 x 9'^(4.88m x 2.74m^)

Lounge
13'2 x 10'11 (4.01m x 3.33m)

Bedroom One
11'7 x 10'1 (3.53m x 3.07m)

Bedroom Two
11'5 x 10'1 (3.48m x 3.07m)

Bedroom Three
8'1 x 6'5 (2.46m x 1.96m)



Floor Plan



Viewing

Please contact our James & James Estate Agents Office on 01903 958770 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.

Area Map



Energy Efficiency Graph

