



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



72 Bruce Avenue

, Worthing, BN11 5LA

Guide price £425,000

Freehold Council Tax Band C



Offered for sale with NO ONWARD CHAIN James & James Estate Agents are delighted to bring to the market this charming and well presented detached bungalow situated exceptionally close to the Goring Road shops and station.

In brief the accommodation comprises entrance porch, entrance hall with boiler cupboard and good size storage cupboard, double aspect bay fronted lounge with two stained glass windows and focal fire place, two bedrooms, modern fitted shower room with W.C. and wash hand basin, kitchen/breakfast room and garden room/lean-to with door to the rear garden.

Externally the front garden is arranged to shingle providing ample off road parking, whilst the West facing rear garden is laid primarily to paving with a small area of lawn and maturing tree and shrub lined borders. There are also two timbers sheds.

Other benefits include gas central heating and double glazing. Situated in Bruce Avenue, the bungalow is ideally located betwixt West Worthing mainline railway station and the shops at Goring Road making this ideal for anyone who wants easy access to shops and travel.

Internal viewing is considered essential. Please contact the vendors sole agent to arrange a private viewing tour.

Entrance porch  
6'2 x 3'1 (1.88m x 0.94m)

Entrance hall  
10'2 x 16'5 (3.10m x 5.00m)





Double aspect bay fronted lounge  
16'1 x 10'9 (4.90m x 3.28m)

Bedroom one  
11'9 x 10'9 (3.58m x 3.28m)

Bedroom two  
11'9 x 9'1 (3.58m x 2.77m)

Family shower room  
7'6 x 5'8 (2.29m x 1.73m)

Kitchen/breakfast room  
10'2 x 10'1 (3.10m x 3.07m)

Garden room/lean-to  
10'9 x 5'7 (3.28m x 1.70m)

Off road parking

West facing rear garden



## Floor Plan



## Viewing

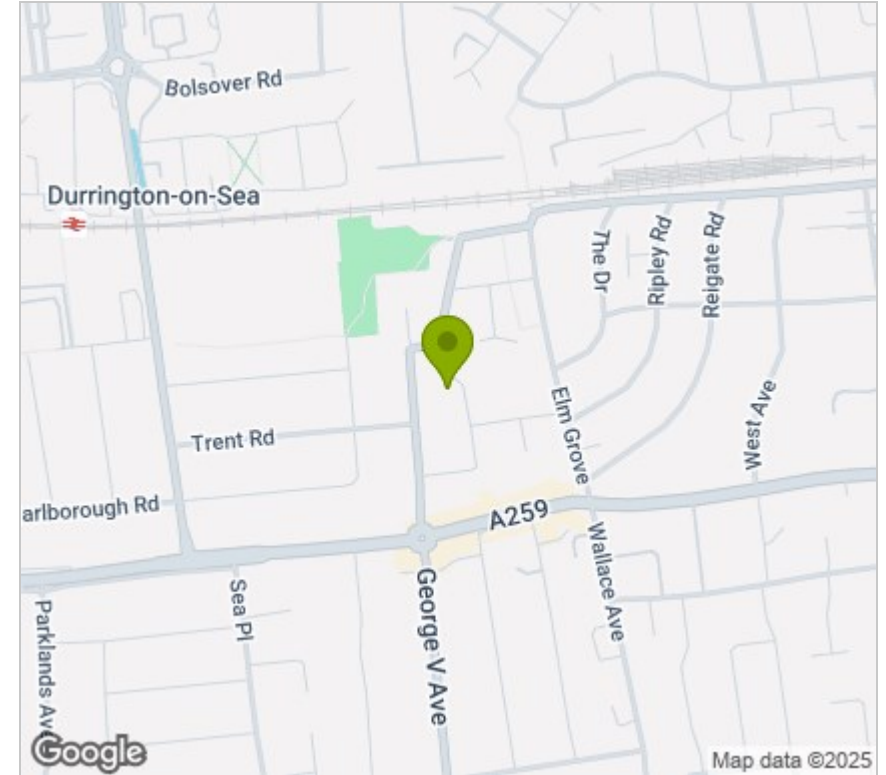
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

