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2 Bruce Way

Marine, Worthing, BN11 5JX

Asking price £500,000

Freehold Council Tax Band D



We are delighted to offer for sale this delightful period family home within the ever popular Elm Grove catchment.

The accommodation comprises pitched entrance porch, entrance hallway, SOUTH FACING bay fronted living room with feature log burner, dining room with patio door to garden, fitted kitchen with extended utility area at rear, and ground floor cloakroom.

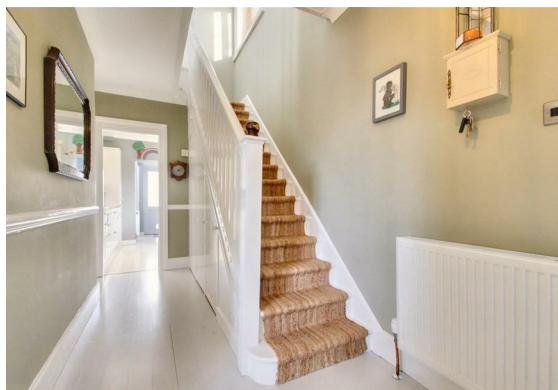
To the first floor, there are three good size bedrooms, two of which have built in wardrobes, and a family bathroom with white suite.

Externally to the front there is a gated garden with mature trees leading to front door. To the rear there is a private garden which is predominately laid to lawn with decked seating area. There is a large FULLY INSULATED workshop/garden room with power.

Further benefits include double glazing and gas fired central heating.

Situated in Bruce Way, the property is ideally located very close to Goring Road parade which caters for every day needs with a selection of bars, restaurants, and shops. West Worthing mainline railway station is just a short walk away, and the beach is also close by. Worthing town centre with it's comprehensive range of shopping facilities is approximately 1.5 mile distance.

Enclosed entrance porch  
3'10 x 6'4 (1.17m x 1.93m)





Spacious entrance hall with  
bespoke storage  
15'9 x 5'11 (4.80m x 1.80m)

Bay fronted lounge with focal  
fireplace  
14'10 x 12'8 (4.52m x 3.86m)

Dining room  
13'0 x 11'11 (3.96m x 3.63m)

Modern fitted kitchen  
15'8 x 8'7 (4.78m x 2.62m)

Ground floor W.C.

Stairs to first floor landing

Bedroom one  
14'10 into bay x 10'11 into fitted  
wardrobe (4.52m into bay x  
3.33m into fitted wardrobe)

Bedroom two  
12'5 x 11'1 (3.78m x 3.38m)

Bedroom three  
7'5 x 7'11 (2.26m x 2.41m)

Modern fitted bathroom  
7'10 x 6'9 (2.39m x 2.06m)

Corner plot

Off road parking

Garage

Workshop

## 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.

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

