



47 Ivydore Avenue

, Worthing, BN13 3JH

Offers over £450,000

Freehold Council Tax Band D

James & James Estate Agents are delighted to bring to the market this versatile detached bungalow situated on a corner plot in the popular lower Salvington area.

In brief the accommodation comprises spacious entrance hall, two ground floor bedrooms with the master bedroom boasting an en-suite, a modern fitted ground floor family bathroom, fitted double aspect kitchen with undermount sink, feature double aspect lounge with focal open fireplace, stairs to first floor with another good size bedroom and an en-suite W.C. boasting far reaching views.

The property is situated on a corner plot with the majority of the garden being South facing and laid predominantly to lawn with areas of decking and mature tree and shrub lined borders.

There is a beautiful full width UPVC double glazed conservatory, and other benefits include gas central heating. In our opinion internal viewing is considered essential to appreciate the size and versatility of this detached home.

Situated in Ivydore Avenue, local shops can be found nearby at Salvington. The nearest mainline railway station is Durrington-on-Sea giving great links to most major towns and cities, and a regular bus service also passes.

Covered entrance into entrance hall  
14'6 x 3'11 (4.42m x 1.19m)





Modern fitted kitchen/breakfast room  
12'7 x 11'0 (3.84m x 3.35m)

Double aspect lounge  
13'11 x 13'10 (4.24m x 4.22m)

South facing UPVC double glazed conservatory  
21'2 x 9'11 (6.45m x 3.02m)

Ground floor bedroom one  
12'0 x 12'3 (3.66m x 3.73m)

En-suite  
10'2 x 4'2 (3.10m x 1.27m)

Ground floor bedroom two  
12'1 x 12'0 (3.68m x 3.66m)

Modern fitted family bathroom  
8'7 x 5'11 (2.62m x 1.80m)



Stairs to first floor

Bedroom three  
16'4 x 10'9 (4.98m x 3.28m)

En-suite W.C.

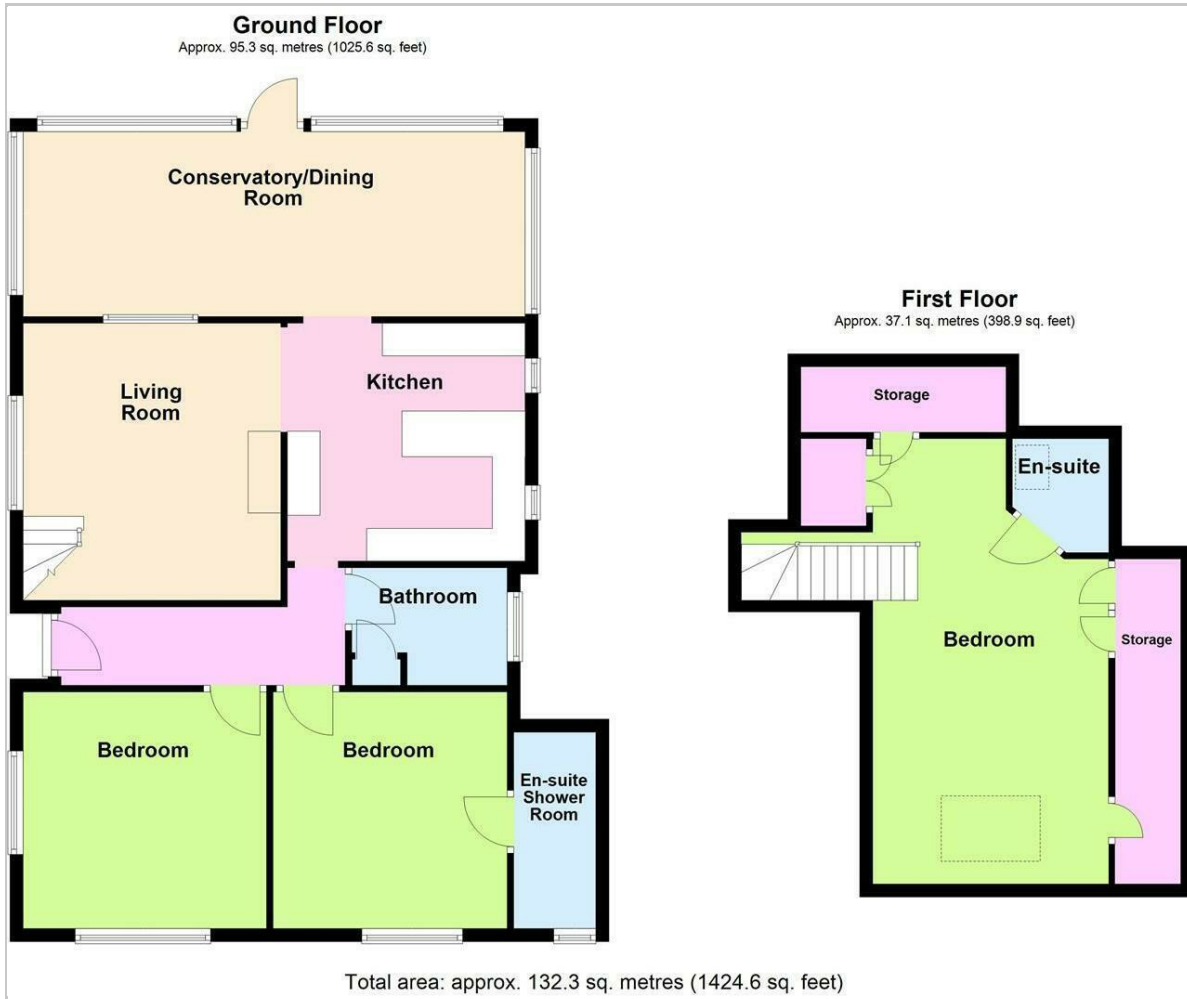
Large South facing rear garden

Off road parking

Large workshop/garage  
25'10 x 10'9 (7.87m x 3.28m)



## Floor Plan

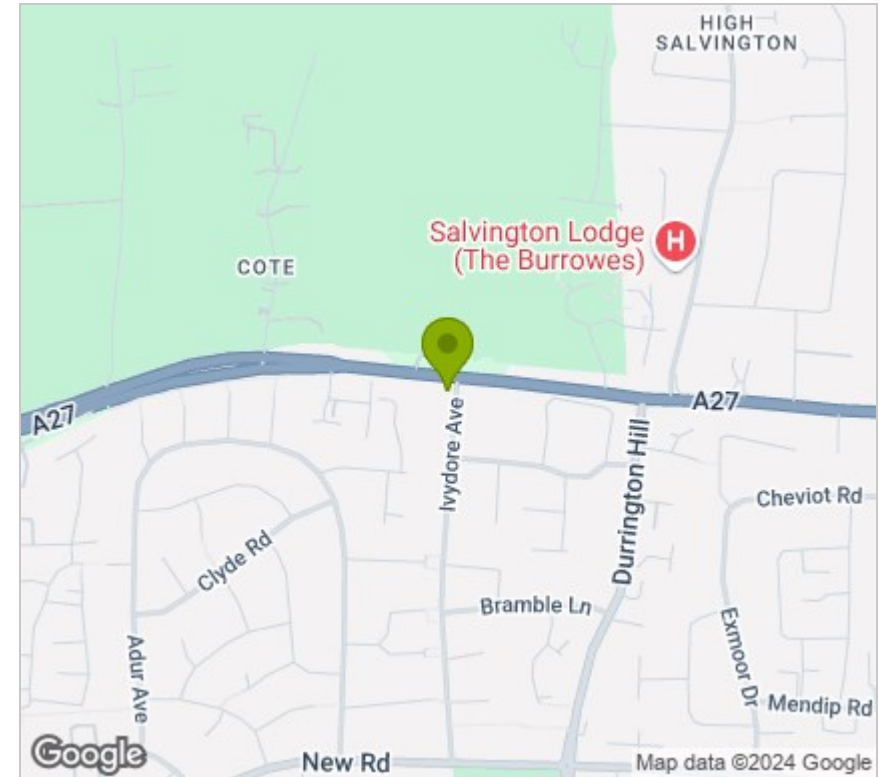


## Viewing

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

