



JAMES & JAMES
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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



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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.

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

