JAMES&JAMES
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | MORTGAGE ADVICE

22a Newtimber Avenue

Worthing, BN12 6NE

Guide price £325,000

Freehold Council Tax Band C

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22a Newtimber Avenue

Worthing, BN12 6NE

** Guide Price £325,000 - £350,000 **

A DETACHED bungalow with GARDEN ROOM situated in this popular residential area.

James & James Estate Agents are pleased to bring to the market this bungalow which has been sensitively modernised by the current owners.

In brief the accommodation comprises spacious entrance porch, lounge, kitchen/diner, two double bedroom, modern family bathroom, and feature garden room. There are gardens to three sides, and off-road parking, whilst the rear garden has westerly aspects in order to capture the sun.

In our opinion internal viewing is considered essential to appreciate the overall size and condition of this beautiful bungalow. Other benefits include gigabit broadband, double glazing and gas central heating.

Situated in popular Newtimber Avenue at the end of the cul-de-sac, local shops can be found nearby, whilst Goring-by-Sea mainline railway station is just a short distance away. Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities is approximately four miles, and busses serve the area.

UPVC double glazed entrance porch
5'7 x 4'2 (1.70m x 1.27m)

Lounge
12'8 x 12'5 (3.86m x 3.78m)

Inner hallway

Refitted kitchen/breakfast room
14'8 8'7 (4.47m 2.62m)

Bedroom two
10'10 x 6'11 (3.30m x 2.11m)

Master bedroom
10'7 x 10'3 (3.23m x 3.12m)

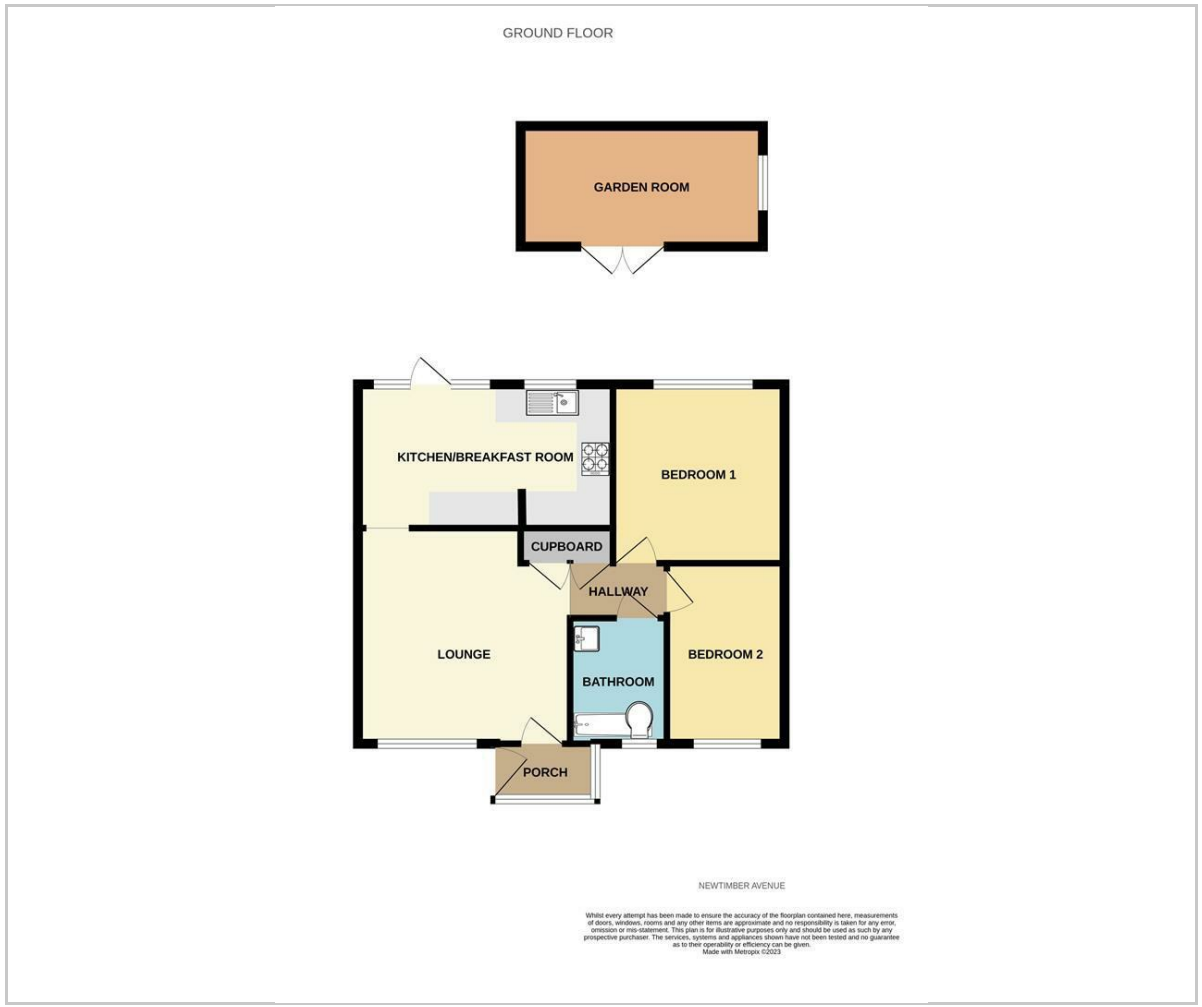
Luxury refitted bathroom & W.C.
7'4 x 5'3 (2.24m x 1.60m)

Garden room/home office
13'6 x 6'1 (4.11m x 1.85m)

Corner plot with off-road parking

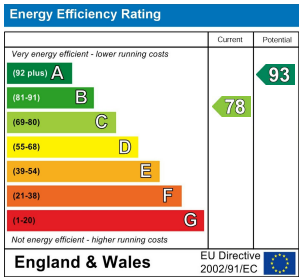
Side, front and rear gardens

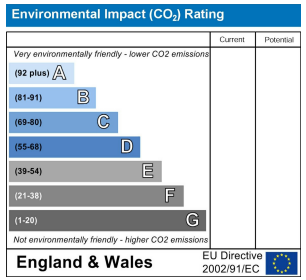
Floor Plan



Area Map

Energy Efficiency Graph





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.

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