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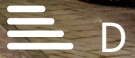


90 Bruce Avenue

West Worthing, Worthing, BN11 5LA

Guide price £500,000

Freehold Council Tax Band D



Guide Price £500,000-£525,000

We are delighted to offer for sale this attractive older-style three-bedroom semi-detached house, benefitting from gas-fired central heating, double glazing, new boiler, and situated in a popular residential area of West Worthing.

The accommodation offers a number of appealing features & begins with a new energy efficient front door with double glazed window & surround, opening to an entrance porch with original tiles, leading into a welcoming entrance hall. From here, there is access to a ground floor cloakroom/WC and a front-facing dining room or additional reception room, offering flexible living space.

To the centre of the ground floor is a modern fitted kitchen, equipped with built-in oven, hob & extractor, along with a double glazed door providing side access. To the rear of the property is a generous lounge spanning full width of the property with bi-fold doors opening directly onto the West-facing rear garden, creating an excellent indoor-outdoor living space.

The first floor comprises 3 bedrooms, with the bay-fronted main bedroom spanning the full width of the property. Two further bedrooms overlook the rear garden, along with a modern fitted family bathroom/WC.

Outside, the West-facing rear garden is a particular feature, being of a good size and well stocked with a variety of mature trees, bushes and shrubs. A raised, full-width paved patio with wooden decking tiles provides an ideal seating area, leading down to a lawned garden where there is a useful cabin/home office with power and lighting. Over the patio is a retractable hand-wound awning, offering shade when required.

The raised patio also provides access via a side gate to a larger-than-average detached brick-built garage with pitched roof, benefitting from power and lighting. This in turn leads to a driveway with enclosed gates and a front garden, partially laid to tarmac to provide off-street parking, complemented by an established palm tree & planted borders.

Entrance porch

Entrance hall

Lounge
16'10 x 10'11 (5.13m x 3.33m)

Kitchen
10'2 x 7'4 (3.10m x 2.24m)





- Dining room
10'10 x 7'2 (3.30m x 2.18m)
- Ground floor cloakroom & w/c
- Stairs to first floor landing
- Bedroom one
16'10 x 10'6 (5.13m x 3.20m)
- Bedroom two
10'1 x 10'0 (3.07m x 3.05m)
- Bedroom three
11'1 x 6'7 (3.38m x 2.01m)
- Family bathroom
- Garage



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.

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Area Map



Energy Efficiency Graph

