



JAMES & JAMES
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80 Bruce Avenue

, Worthing, BN11 5LA

Asking price £425,000

Freehold Council Tax Band



**80 Bruce Avenue
, Worthing, BN11 5LA**

James & James Estate Agents are delighted to offer for sale this beautifully presented three bedroom family home briefly comprising: spacious entrance hall, CONTEMPORARY OPEN-PLAN kitchen dining room and a separate lounge, three first floor bedrooms, luxury refitted family bathroom, off road parking and FEATURE WEST FACING REAR GARDEN & Garden Office.

Located In the ever popular Bruce Avenue, the property falls within the desirable Elm Grove school catchment area and is 0.6 miles from West Worthing train station. The town centre with its comprehensive shops, restaurants and theatres is approximately 1.4 miles away.

A Garden Office is a must-have for anyone that works from home, cutting lengthy commutes and providing the perfect work-life balance. This home offers a superb garden office suitable for many other uses.

A stunning modernised Semi-Detached House
Three Bedrooms
Refitted Kitchen/Diner
West Facing Rear Garden
Elm Grove School Catchment
0.6 Miles To West Worthing Train Station
Off Road Parking
Superb Garden Office
Viewing an absolute must.

Lounge
14'9 x 10'11 (4.50m x 3.33m)





Re Fitted L Shape Kitchen Diner
18'10 x 16'9 x 10'3 (5.74m x
5.11m x 3.12m)

Bedroom One
16'2 x 14'11 (into bay) (4.93m
x 4.55m (into bay))

Bedroom Two
10'10 x 8'2 (3.30m x 2.49m)

Bedroom Three
10'11 x 8'2 (3.33m x 2.49m)



