



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.

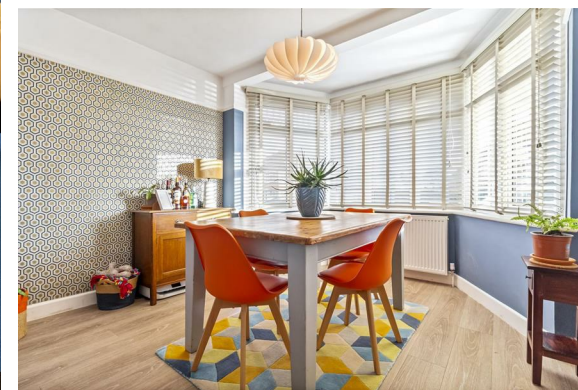
The raised patio also provides access via a side gate to a larger-than-average detached brick-built garage with pitched roof, benefitting from power and lighting. This in turn leads to a driveway with enclosed gates and a front garden, partially laid to tarmac to provide off-street parking, complemented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

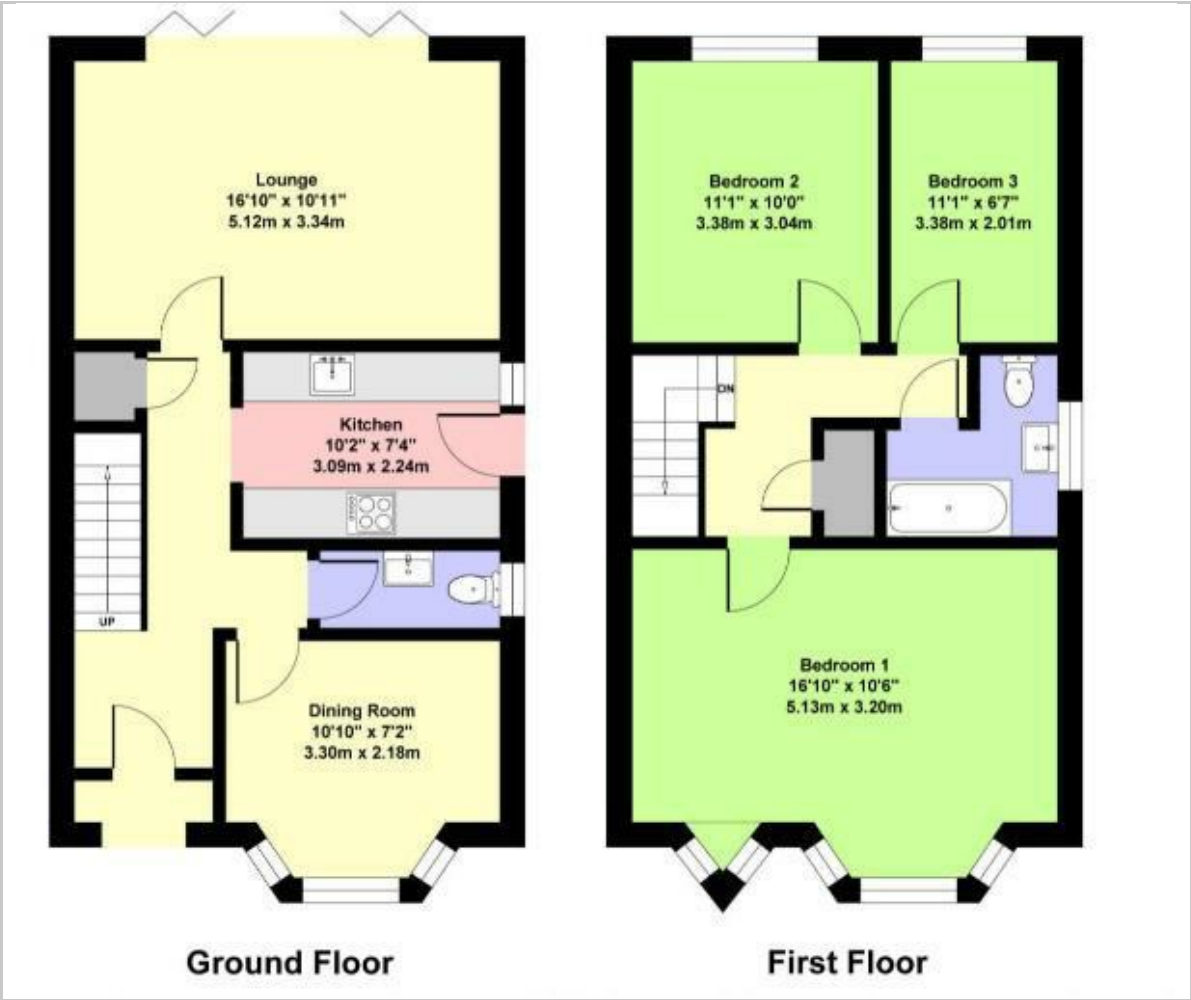




- Dining room
10'10 x 7'2 (3.30m x 2.18m)
- Ground floor cloakroom & w/c
- Stairs to first floor landing
- Bedroom one
16'10 x 10'6 (5.13m x 3.20m)
- Bedroom two
10'1 x 10'0 (3.07m x 3.05m)
- Bedroom three
11'1 x 6'7 (3.38m x 2.01m)
- Family bathroom
- Garage



Floor Plan



Viewing

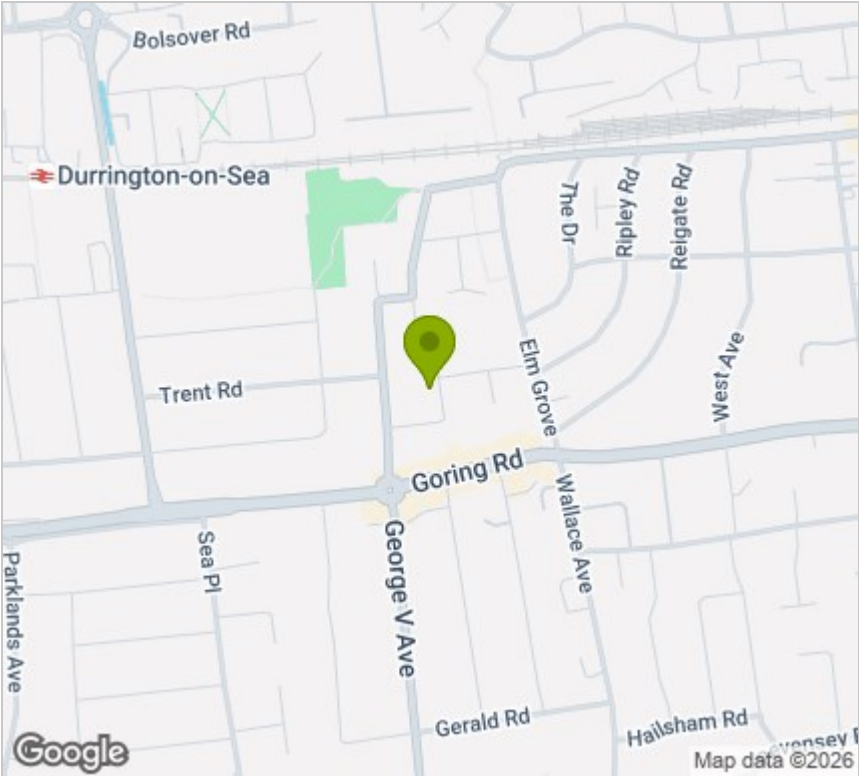
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

