



69 West Avenue

, Worthing, BN11 5NA

Guide price £400,000

Freehold Council Tax Band C

Situated on this corner plot, adjacent to West Worthing mainline railway station, is this charming three bedroom end of terraced family home.

In brief, the accommodation comprises spacious entrance hall with under stairs storage cupboard which houses meters, lounge with York stone fireplace, archway with sliding door opening onto the dining room with further doors onto the rear garden. The kitchen/breakfast room also has access to the rear garden with a bay recess.

To the first floor are three good sized bedrooms with fitted wardrobes, and the family bathroom.

Externally there is parking to the front of the property, and a dropped curb to the side of the property which gives access to the garage. Other benefits include the property being offered for sale with no onward chain. and gas central heating. In our opinion internal viewing is considered essential to appreciate the overall size and condition of this family home.

Situated in West Avenue, the property is just a short walk from shops. Regular buses serve the area, and Worthing town centre with its more comprehensive range of bars, restaurants and shopping facilities is approximately two miles distance.

Front door to entrance hall
6'6 x 11'10 (1.98m x 3.61m)

Lounge
10'8 x 13'6 (3.25m x 4.11m)





Dining room
14'5 x 11'7 (4.39m x 3.53m)

Kitchen/breakfast room
13'6 x 8'4 opening to 11'3 (4.11m x 2.54m opening to 3.43m)

Stairs to first floor landing

Bedroom one
13'1 x 9'10 (3.99m x 3.00m)

Bedroom two
11'3 x 11'9 (3.43m x 3.58m)

Bedroom three
8'2 x 7'7 (2.49m x 2.31m)

Family bath & shower room
8'8 x 7'4 (2.64m x 2.24m)

Off road parking

Rear garden

Garage
20'9 x 7'3 (6.32m x 2.21m)



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

