



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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40 Bruce Avenue

, Worthing, BN11 5JU

Offers in excess of £325,000

Freehold Council Tax Band



## 40 Bruce Avenue , Worthing, BN11 5JU

James & James Estate Agents are delighted to bring to the open market this three bedroom terrace house situated in the popular location of West Worthing.

In brief the accommodation comprises entrance hall, an open plan living with lounge, diner and kitchen. On the first floor there are three bedrooms and a family bathroom. Externally there is a private drive for two cars and a spacious West facing rear garden backing on to the allotments.

The property is situated within the Elm Grove catchment area. Close by, Worthing Town Centre offers comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities. The nearest station is West Worthing approximately under half a mile away. Bus services run nearby.

This family home is a must for any growing family.

- Terrace Family Home
- Elm Grove School Catchment
- Close to West Worthing Mainline Station
- Three Bedrooms
- Private Drive
- Gas Central Heating
- Beautifully Presented
- West Facing Rear Garden
- Viewing Highly Recommended





Entrance Hall

Lounge  
13'10" x 10'11" (4.23 x 3.34)

Diner  
11'5" x 9'10" (3.48 x 3.01)

Kitchen  
8'5" x 6'10" (2.58 x 2.1)

First Floor Landing

Bedroom One  
11'6" x 9'10" (3.52 x 3.01)

Bedroom Two  
11'5" x 9'1" (3.5 x 2.77)

Bedroom Three  
7'10" x 6'8" (2.4 x 2.05)

Bathroom

Outside

Private Drive

West Facing Rear Garden

## Floor Plan



## 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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

