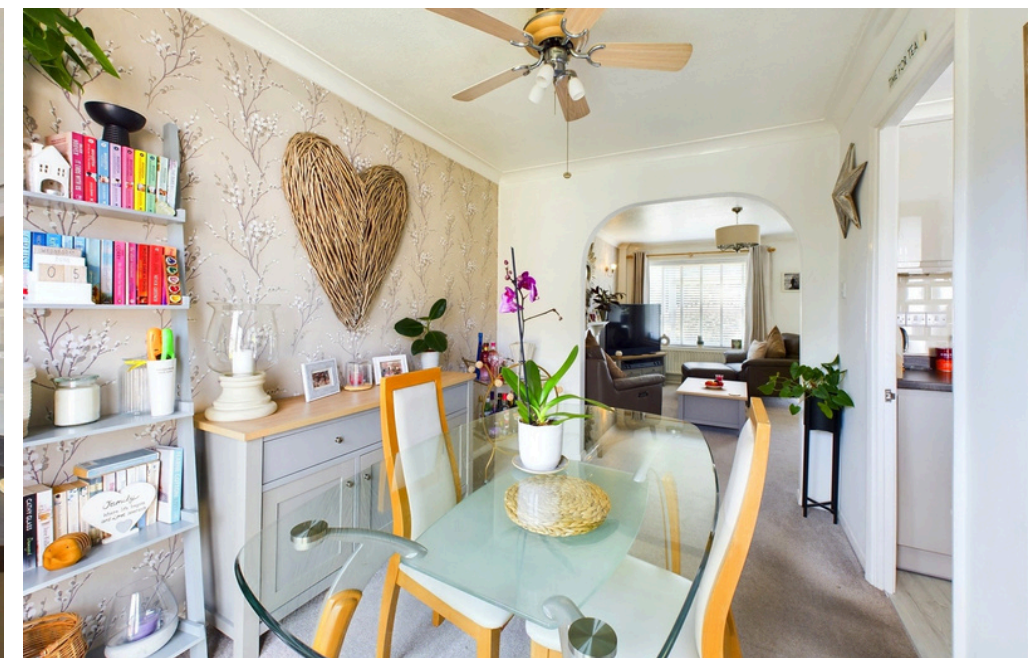




5 Avalon Way, Worthing, BN13 2TP
Asking Price £375,000



We are delighted to offer a well presented semi detached house. The property offers three bedrooms, lounge, dining room and modern kitchen. The semi detached house also benefits from a well kept rear garden, garage and off road parking. Situated in a quiet cul de sac.



Key Features

- Semi Detached House
- Three Bedrooms
- Modern Kitchen
- Lounge
- Dining Room
- Family Bathroom
- Rear Garden
- Off Road Parking
- Garage
- Quiet Cul De Sac Location



3 Bedrooms



1 Bathrooms



2 Reception Room

INTERNAL

Front door leading into the entrance hall with double doors leading into the lounge. The lounge is west facing and offers a feature fire surround with electric log burner, access to under stairs storage and opening into the dining room. The dining room benefits from double glazed double doors leading out to the rear garden and a door leading into the kitchen. The modern kitchen comprises of wall and base units with built integrated fridge/ freezer, built in Bosch oven, Neff gas hob, extractor, integrated microwave, space and plumbing for washing machine, sink, drainer and door leading out to the rear garden. On the first floor there are three bedrooms. The primary bedroom benefits from built in wardrobes. The second bedroom has access to the airing cupboard. The family bathroom comprises of bath with shower above, wash hand basin and WC.

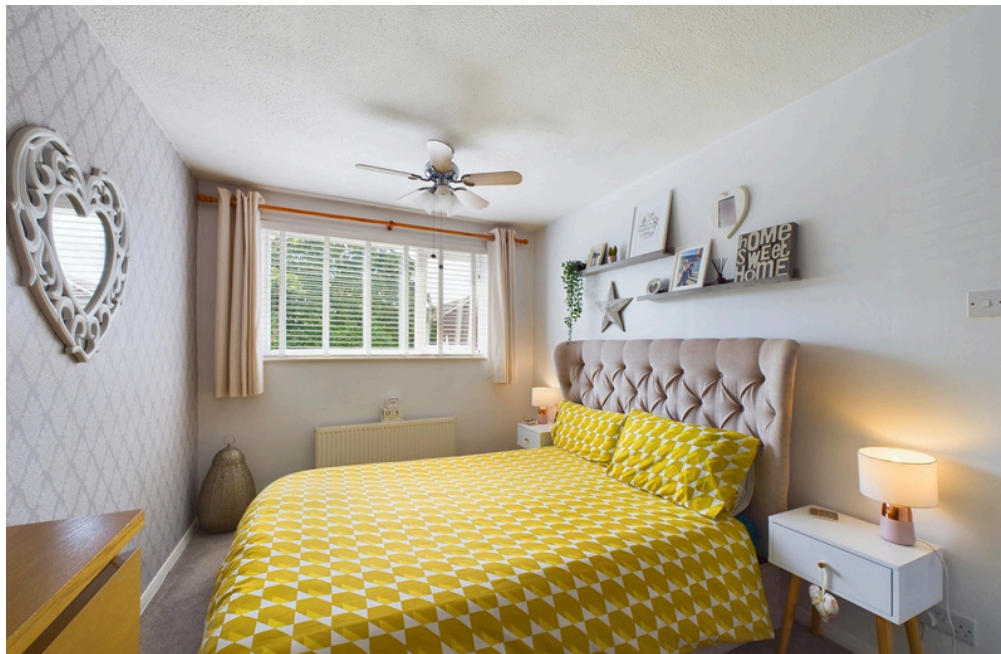
EXTERNAL

To the front there is off road parking, section laid to lawn with shrubbery. Timber gates leading down to the rear garden which has a driveway leading to the garage which is situated in the garden. The rear garden offers section laid to lawn with stepping stones leading to the raised decking at the rear of the garden. Personal door leading into the garage as well as a up and over door. The garage benefits from being larger than your standard garage.

LOCATION

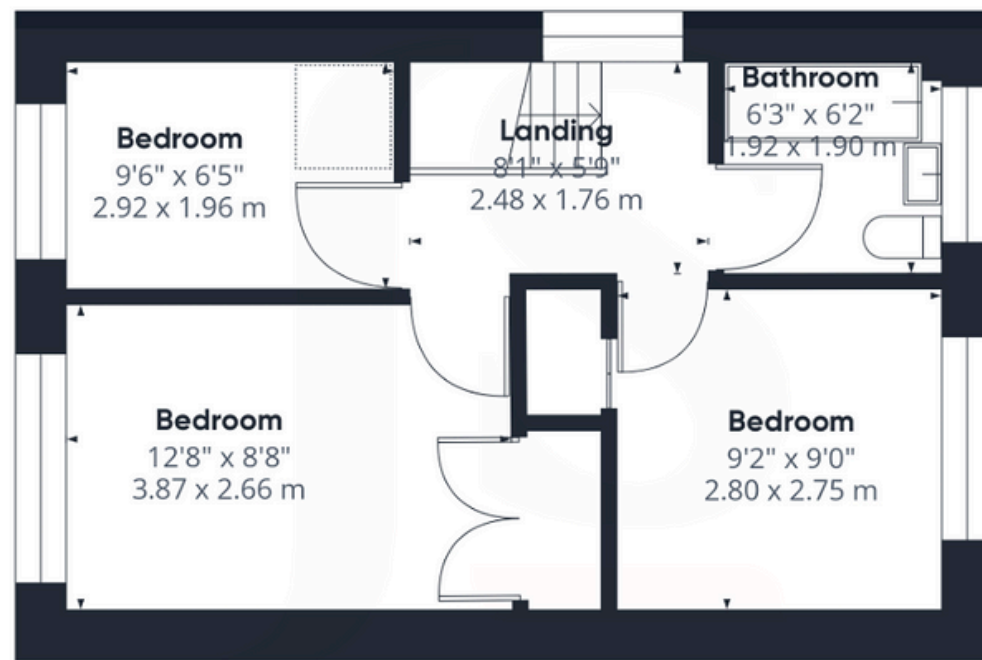
In a residential area of Durrington, in a quiet cul de sac ; the West Durrington Tesco site is approximately 0.3 miles and offers a pharmacy, Costa and eateries. Bus routes run along close by Columbia Drive and the house falls within the Hawthorns Primary School catchment and is within walking distance of Durrington High School that is approximately 0.7miles away. The closest train station Durrington on Sea which is 1.3 miles away.

COUNCIL TAX BAND C





Floor 0



Floor 1

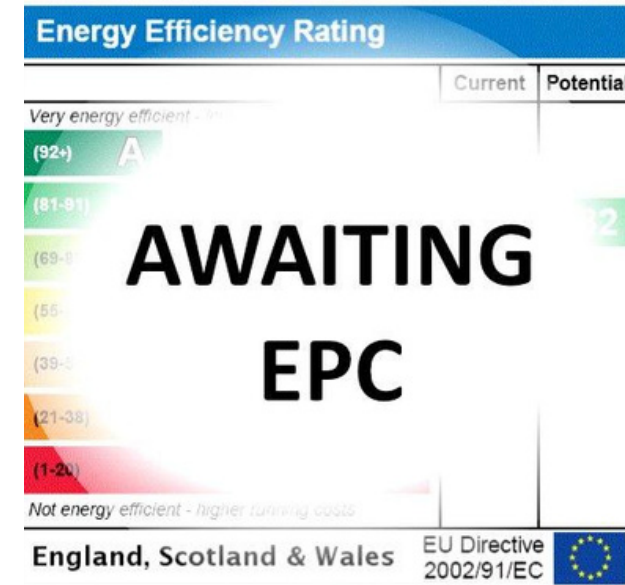


Approximate total area⁽¹⁾
721.23 ft²
67 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC: TBC sqm)

Tenure: Freehold

Council tax band: c

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.