



48 The Avenue | Worthing | West Sussex | BN12 6JA  
Asking Price Of **£285,000**







We are pleased to offer an end of terrace property to the market. The property has three bedrooms, 21ft lounge/ diner, separate kitchen, shower room, rear garden and outside storage. The property is being sold with no ongoing chain and in need of modernisation.





## Key features:

- End Of Terrace House
- Three Bedrooms
- 21ft Lounge/ Diner
- Kitchen
- Shower Room
- Double Glazed Windows & Gas Fired Central Heating
- Rear Garden
- Brick Built Storage & Outhouse
- In Need of Modernisation

 3 Bedrooms

 1 Bathrooms

 2 Living Room

**INTERNAL** Front door leading into the entrance hall with doors to ground floor rooms. The lounge/diner measures 21'7ft leading into the conservatory. There is a door leading into the kitchen from the lounge/ diner and the entrance hall. The kitchen has fitted units with built in oven and gas hob, spaces for all appliances and door to rear garden. On the first floor there are three bedrooms, bedroom one has built in storage and wardrobes, bedroom two also have built in storage. In the third bedroom the gas fired boiler can be found. The shower room comprises of a corner shower, wash hand basin and WC.

**EXTERNAL** To the front of the property is has been laid to lawn with flowerbed and pathway to front door. The rear garden has also been laid to lawn with mature hedges, two brick built storage sheds and WC. Timber outhouse with gate leading to front, and double wooden doors leading to Anson Court. The previous vendors rented a space in front of the garage for a small amount per annum from the council.

**SITUAED** Located in The Avenue, Durrington-On-Sea train station is approximately 0.6 miles away and bus stops run along the road. Local amenities including a medical centre, convenience stores, butchers and newsagents can be found on adjoining Palatine Road and The Strand close by. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 3.5 miles away.

### ENTRANCE HALL

**LOUNGE/DINER** 11' 9" x 21' 7" (3.58m x 6.58m)

**KITCHEN** 8' 5" x 11' 4" (2.57m x 3.45m)

### FIRST FLOOR LANDING

**BEDROOM ONE** 11' 9" x 12' 9" (3.58m x 3.89m)

**BEDROOM TWO** 8' 10" x 11' 9" (2.69m x 3.58m)

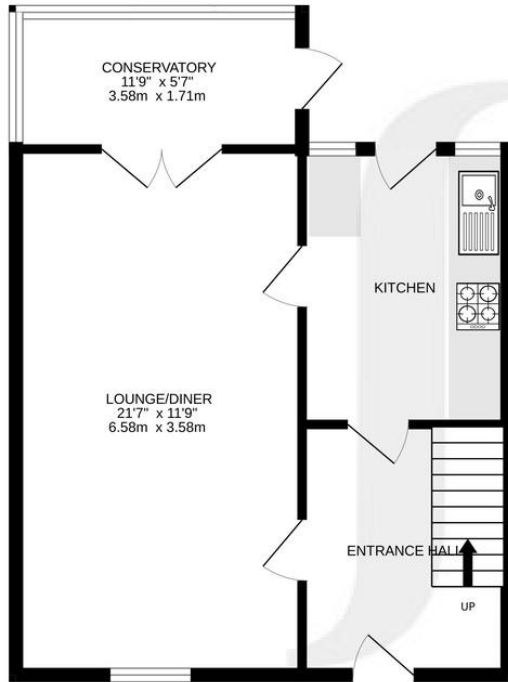
**BEDROOM THREE** 8' 5" x 11' 4" (2.57m x 3.45m)

### SHOWER ROOM

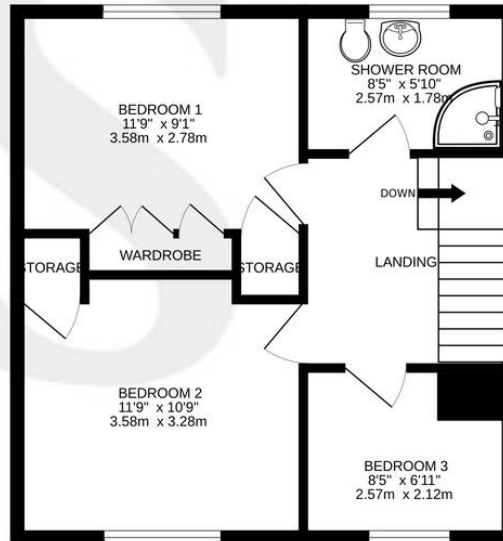
**COUNCIL TAX BAND** B



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Details:

Floor Area: (TBC) – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band B

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.