



Downlands Avenue | Worthing | BN14 9HD
Guide Price **£425,000**



We would love to offer this spacious home with three double bedrooms set over three floors, the main bedroom boasts a modern shower room. Open plan living with kitchen/diner/lounge areas, contemporary bathroom, off road parking and good sized rear garden.



Key Features

- End Terraced House
- Three Double Bedrooms
- Open Plan Lounge
- Modern Kitchen/Diner
- En-Suite to Main Bedroom
- Contemporary Bathroom
- Study Area
- Well Presented
- Good Sized Rear Garden
- Broadwater Area



3 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

The heart of this charming home is its spacious open-plan living area, designed to blend style and functionality. This dual-aspect space offers a bright lounge area at the front, seamlessly flowing into a generous dining area with ample room for a dining table and chairs. Sliding doors lead directly to the rear garden, allowing for a perfect indoor-outdoor connection and lovely garden views.

The modern kitchen features a wide range of matching units and a well-equipped layout with an integrated oven and hob, an under-counter fridge, and additional space for a washing machine, dishwasher, and fridge/freezer. A bar seating area adds convenience and a cozy breakfast spot. The first-floor landing has been cleverly converted to offer a study area, providing a quiet space for work or hobbies. This floor also houses two double bedrooms: bedroom two includes fitted wardrobes, while bedroom three has built-in wardrobes and cupboards, offering excellent storage. A modern family bathroom completes this level.

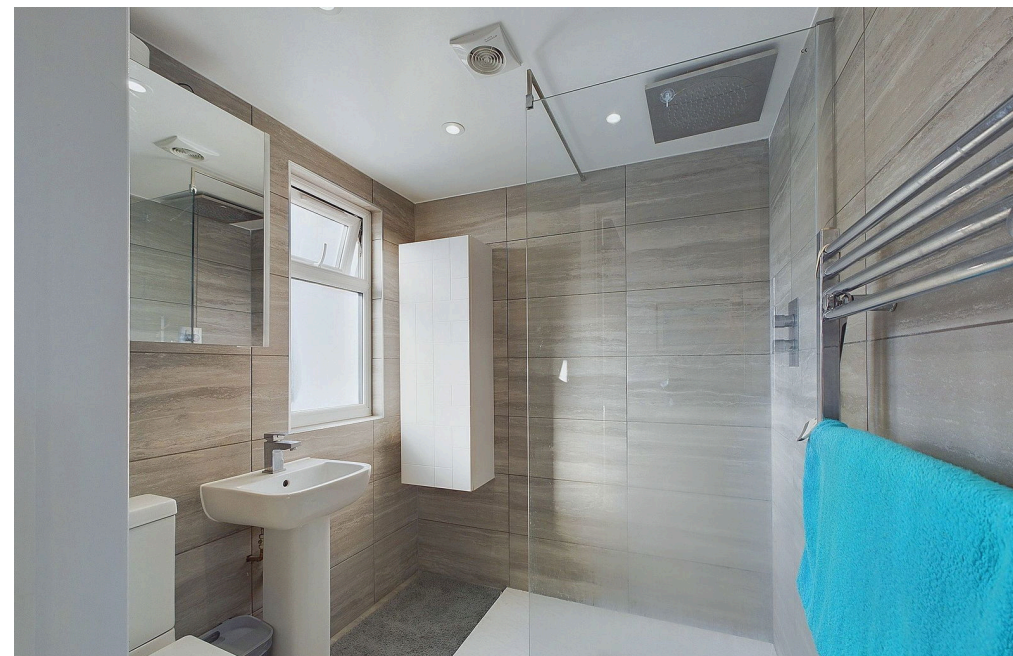
On the second floor, the main bedroom awaits—a spacious double room with dual aspect and garden views, built-in wardrobes, and a luxurious en-suite shower room with a rainfall shower overhead.

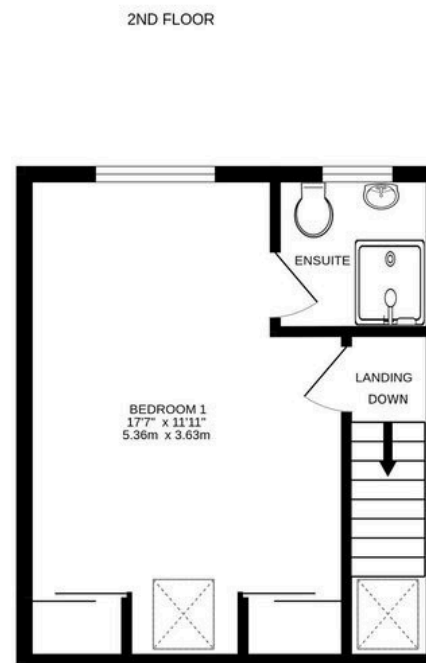
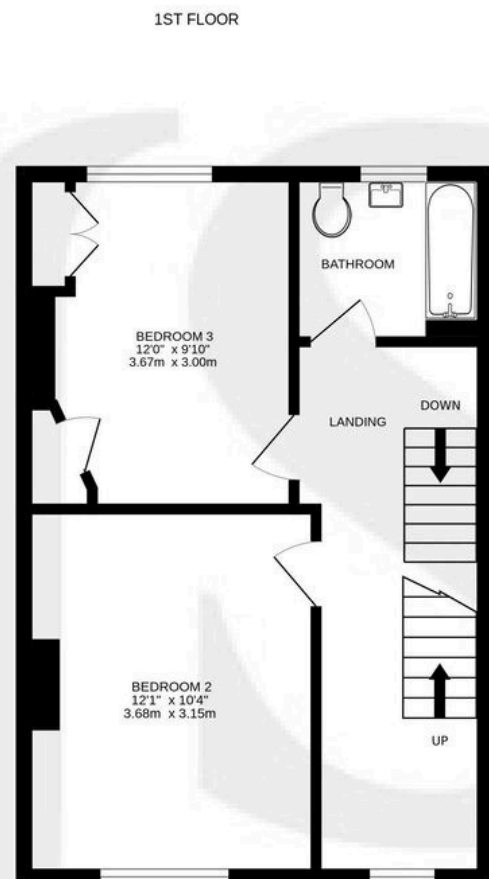
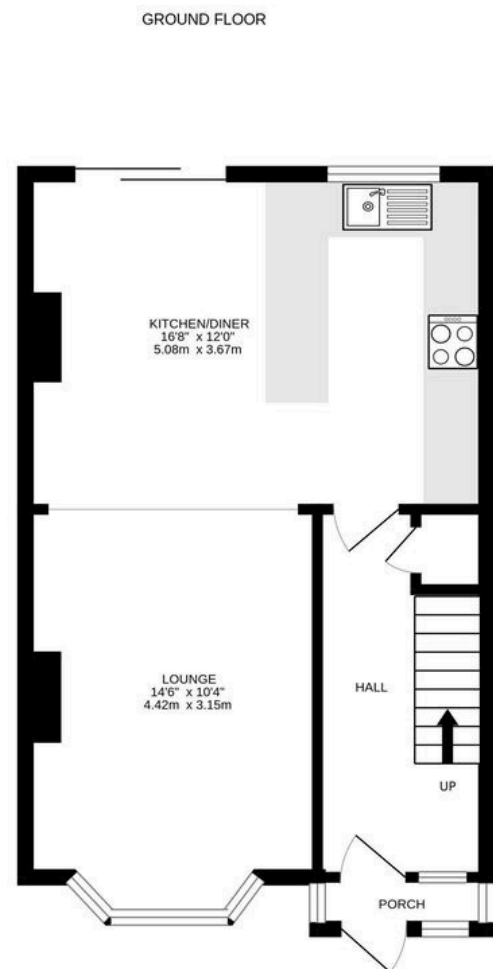
EXTERNAL

This property benefits from a block-paved driveway providing off-road parking, with additional parking space located to the side of the home, ideal for multiple vehicles. The generous south-westerly facing rear garden is a true highlight, mainly laid to lawn and designed for relaxation and outdoor enjoyment. A decked seating area provides the perfect spot for al fresco dining or unwinding in the sun, while a workshop/log cabin at the rear offers versatile space.

SITUATED

In this popular area of Broadwater. Easy access to the A27 with direct routes to Brighton and London. Local shops can be found at Broadwater Village and situated approximately a half mile from the property is the Lyons Farm retail park. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately two miles away. The nearest station is East Worthing which is approximately one mile away. Bus services run nearby.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area as quoted by EPC: 786 SqFt

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.