



Acacia Avenue | Worthing | BN13 2JB
Guide Price **£475,000**



Well presented three bedroom home with west facing rear garden, this semi-detached house has been extended so benefits a spacious open plan kitchen/dining room with sun/sitting room, separate lounge, utility room, ground floor WC and stylish bathroom. Outside, block paved driveway provides ample parking.



Key Features

- Extended Semi-Detached House
- Three Bedrooms
- Open Plan Kitchen/Dining Room
- Well Presented
- Modern Bathroom
- Sitting Room
- Ground Floor WC
- Utility Room
- West Facing Rear Garden
- Off Road Parking



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

This well presented home offers a welcoming entrance hall with built-in storage cupboards, leading into a bright and airy lounge with bay window. The heart of the home is the spacious open-plan kitchen/dining room, featuring a modern fitted kitchen with integral oven, gas hob, dishwasher, under-counter fridge and space for an American-style fridge/freezer. There is ample worktop space, ideal for cooking and entertaining.

Flowing from the kitchen is a delightful sitting/snug area with stylish bi-folding doors opening out to the west facing garden, allowing natural light to flood the space and seamlessly connecting indoor and outdoor living.

A separate utility room provides additional storage and space for a washing machine and tumble dryer. The ground floor WC is modern and conveniently located.

Upstairs, bedroom one is a double with fitted wardrobes, offering hanging space, drawers, and pull-down racks. Bedroom two is also a double with fitted wardrobes, while bedroom three is a well-proportioned single. The contemporary family bathroom features a bath, separate shower cubicle, WC, and wash hand basin.

EXTERNAL

To the front, a block-paved driveway offers ample parking, bordered by slate beds and attractive shrubs. Gated side access leads to the secluded west facing rear garden, which includes a lawned area, paved patio, and a shed at the rear—perfect for enjoying the afternoon sun and outdoor relaxation.

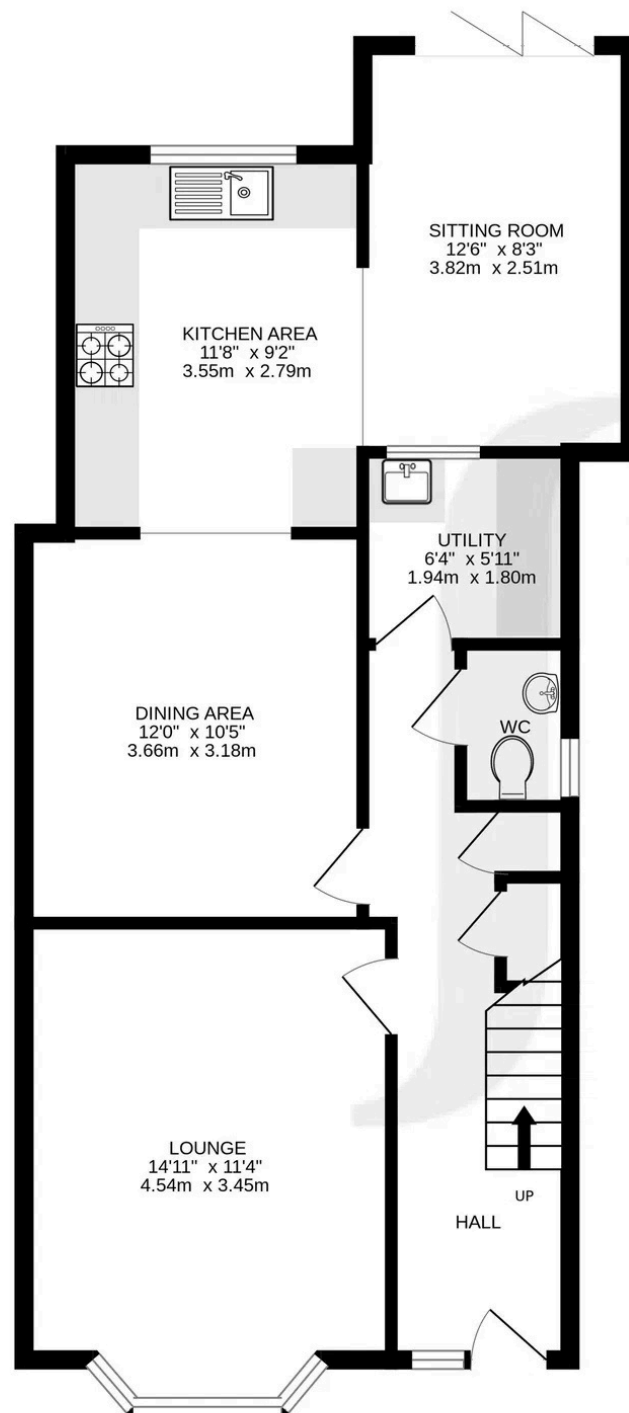
SITUATED

In the popular Salvington area of Worthing, local shops and amenities can be found on Salvington Road and local schools nearby. Buses run nearby and local railway station is approximately 1.2 miles away. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately two and a half miles away.

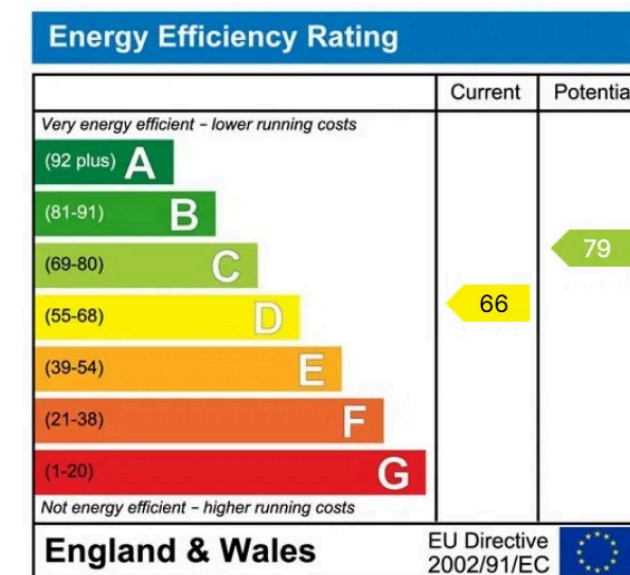
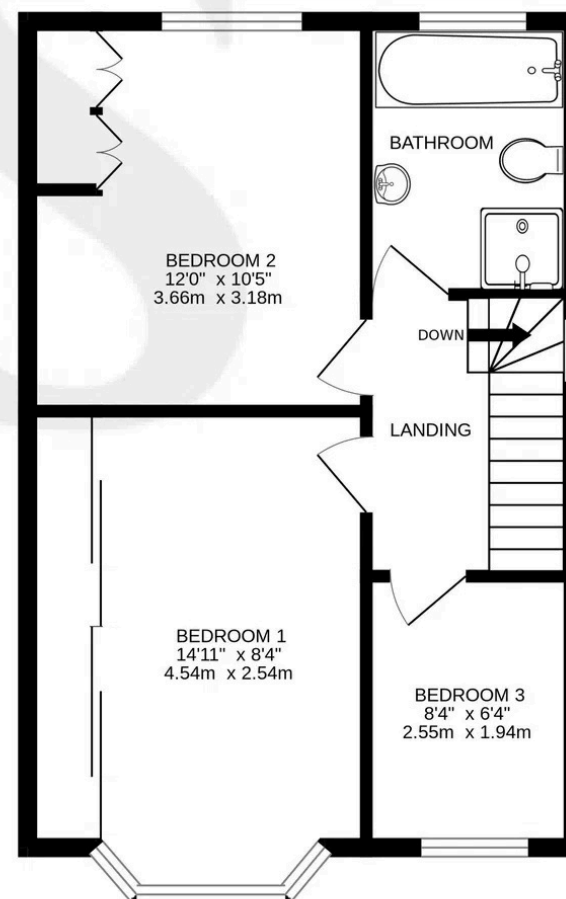


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GROUND FLOOR



1ST FLOOR



Property Details:

Floor area as quoted by EPC: 1043 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.