



Bruce Avenue, Worthing, BN11

Offers Over **£425,000**

Bedrooms: 3

Bathrooms: 1

Receptions: 1

We are delighted to present to the market this beautifully refurbished and extended mid terrace home. The property features three well-proportioned bedrooms, a stylish open plan kitchen and dining area, a separate lounge, a convenient ground floor WC, and a modern family bathroom. Externally, the home boasts a landscaped rear garden and off-road parking. Ideally located, it is within easy reach of West Worthing Railway Station and falls within the sought-after Elm Grove School catchment area.

- Fully Refurbished Extended Mid Terrace House
- Three Bedrooms
- Open Plan Modern Kitchen/ Dining Room
- Ground Floor WC
- Modern Family Bathroom
- Seperate Lounge
- Well Presented Throughout
- Landscaped Rear Garden
- Off Road Parking
- Elm Grove School Catchment

Tenure: Freehold

Council Tax Band: C





INTERNAL

The porch opens into an entrance hall, providing access to the ground floor rooms. To the front, the property offers a separate lounge with a bay fronted window, fitted shelving and storage, inset lighting and a dedicated space for a television. The extended kitchen/dining room is positioned to the rear and enjoys an abundance of natural light from skylights and double doors leading out to the garden. This spacious area provides room for both a dining table and additional seating. The contemporary kitchen is fitted with stylish wall and base units, an island with breakfast seating, and a range of integrated appliances including a fridge, freezer, dishwasher, induction hob, and 1½ bowl sink and drainer. There is also space for a washing machine. A convenient ground floor WC is located off the hallway. On the first floor, the property offers three bedrooms, with the primary bedroom benefiting from fitted wardrobes. The modern family bathroom is finished to a high standard, featuring a P shaped bath with glass screen, wash hand basin, WC and illuminated mirror.

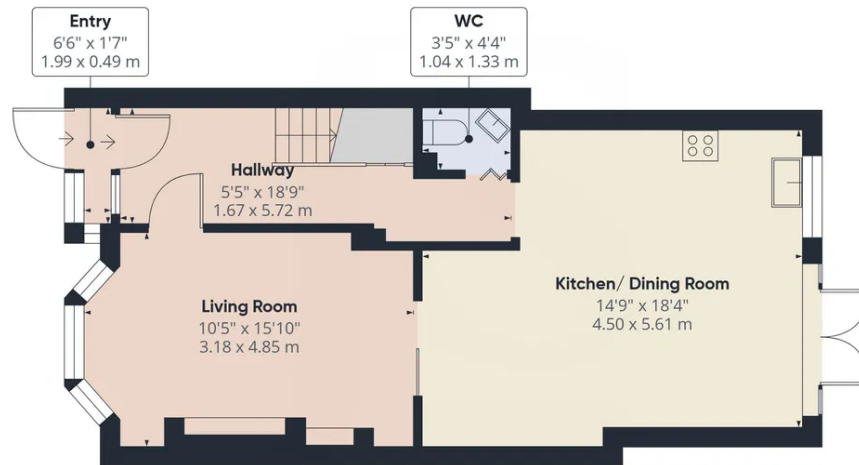
EXTERNAL

At the front, the property benefits from off road parking and a pathway leading to the entrance. To the rear, the garden has been thoughtfully landscaped to create an inviting outdoor retreat. A generous patio provides the perfect spot for dining or relaxing, complemented by built in seating and raised flower beds. A low maintenance section of artificial lawn adds greenery, while steps lead down to a second patio area, complete with a timber shed and gated rear access.

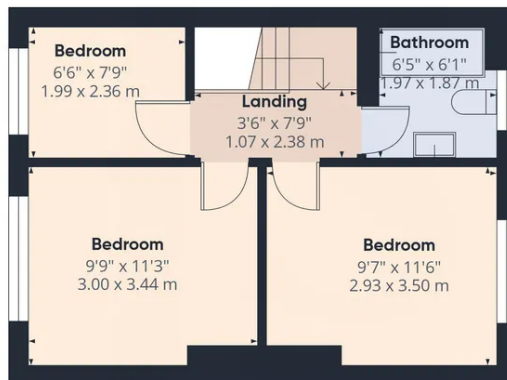
SITUATED

Situated in the sought after area of West Worthing, this home lies within the desirable Elm Grove school catchment area. Goring Road Shops offering cafe's, restaurants, convenience stores, and a pharmacy is just a short walk away, while West Worthing train station is only 0.6 miles from the property. Regular bus routes run along Goring Road and Worthing town centre with its wide range of shops, restaurants and theatres approximately 1.5 miles away.





Ground Floor



Floor 1



Approximate total area^m
871 ft²
80.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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.

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