



18 Morland Avenue, Worthing, BN14 8PX  
Guide Price £415,000

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A three bedroom end terraced house situated within the sought after catchment area of Broadwater, close to local shops, schools and amenities. The accommodation consists of a reception hall, lounge, feature open plan kitchen/dining snug, ground floor cloakroom, first floor landing, three bedrooms, shower room/w.c, loft, private driveway and good sized rear garden.

- Semi Detached House
- Three Bedrooms
- Broadwater Catchment
- Open Plan Kitchen/Dining Room
- Private Driveway
- Re-Fitted Shower Room
- Immaculate Condition
- Viewing Essential





### Reception Hall

4.24m x 1.65m (13'11 x 5'5)

Accessed via a part glazed composite front door. Obscure glass double glazed window. Radiator. Wood effect LVT flooring. Nest central heating thermostat. Picture rail. Levelled and coved ceiling. Staircase to first floor landing with understairs pull out storage.

### Lounge

3.51m x 3.07m (11'6 x 10'1)

West aspect via double glazed windows with integrated blinds. Feature fireplace having raised hearth, insert wood burning fire and wooden mantle over. Radiator. Wood effect LVT flooring. Picture rail. Levelled and coved ceiling with ceiling rose.

### Open Plan Kitchen/Dining Room

#### Kitchen

4.27m'1.83m x 2.13m'3.35m (14'6 x 7'11)

Fitted suite comprising of a dual butler sink unit having mixer taps and pull out drawers below. Areas of solid wood work surfaces offering additional drawers, cupboards and wine rack under. Matching shelved wall units. Island area with four ring induction hob, extractor hood over and additional drawers and cupboards. Fitted oven, grill and microwave. Space for upright fridge freezer. Integrated dishwasher. Part tiled walls. Tiled flooring. Levelled ceiling with spotlights. Built in utility cupboard housing space for washing machine, tumble dryer and the homes wall mounted central heating boiler.

#### Dining Room/Snug

4.42m x 3.15m (14'6 x 10'4)

Dual aspect via North and East facing double glazed windows with integrated blinds. South aspect obscure glass double glazed windows. Tiled flooring. Two radiators. Vaulted and cladded ceiling. Space for dining table and chairs. Double glazed French doors to rear garden with integrated blinds.



### Ground Floor Cloakroom

1.30m x 0.74m (4'3 x 2'5)

Push button WC. Wall mounted wash hand basin with mixer taps and tiled splashback. Radiator. Tiled flooring. Extractor fan. Wall light point. Levelled ceiling.

### First Floor Landing

1.80m x 1.57m (5'11 x 5'2)

North aspect obscure glass double glazed window. Picture rail. Wood effect LVT flooring. Levelled ceiling.

#### Bedroom One

3.40m x 3.38m (11'2 x 11'1)

West aspect via double glazed windows with integrated blinds. Freestanding bedroom wardrobes. Decorative cast iron fireplace. Radiator. Fitted display shelving. Picture rail. Wood effect LVT flooring. Levelled ceiling with ceiling rose.

#### Bedroom Two

3.38m x 2.41m (11'1 x 7'11)

East aspect via double glazed windows with integrated blinds. Radiator. Free standing bedroom wardrobes. Feature wall. Picture rail. Levelled ceiling with access to loft space.

#### Bedroom Three

2.26m x 1.80m (7'5 x 5'11)

West aspect via double glazed windows with integrated blinds. Radiator. Wood effect LVT flooring. Dimmer switch. Picture rail. Levelled ceiling.

#### Shower Room/W.C

1.80m x 1.78m (5'11 x 5'10)

Re-fitted suite comprising of a walk in shower cubicle having shower head, shower attachment and tiled surround. Wash hand basin with mixer taps having tiled splashback and storage cupboards below. Push button WC. Chrome ladder design radiator. Tiled flooring. Levelled ceiling. Obscure glass double glazed window.



### OUTSIDE

#### Private Driveway

Concrete private driveway providing offstreet parking for one to two vehicles. Flower and shrub border. Side gate to rear garden.

#### Rear Garden

A further feature of the property with the first area of garden being laid to recycled plastic garden sleepers offering ample space for garden table and chairs. The second area of garden is then laid to lawn with a wood chipped bed and raised brick flower and shrub bed. Stepping stones lead to the third area of garden laid to shingle with an additional flower and shrub bed and a bistro table area. The remainder of garden is then laid to lawn with a wood decked patio area and a timber storage shed/workshop (10'0 x 8'0) having power and light.

#### Council Tax

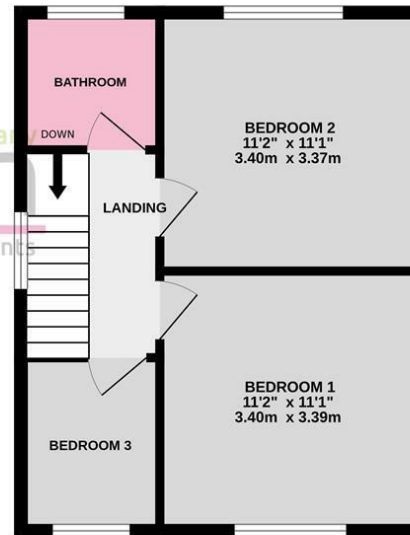
Council Tax Band C



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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#### Energy Efficiency Rating

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

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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