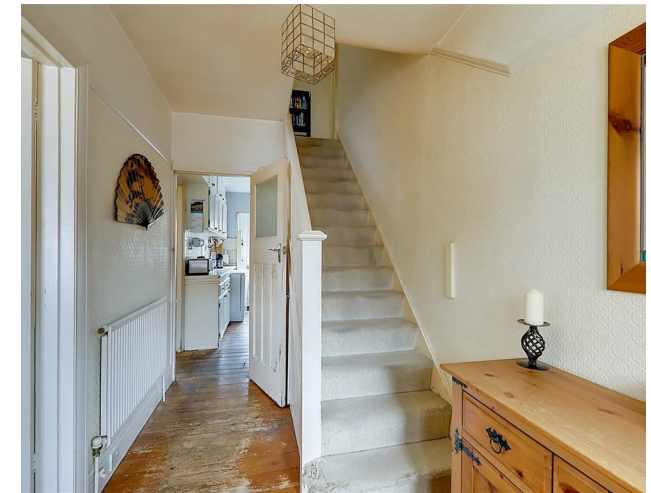




6 Downlands Avenue, Worthing, BN14 9HD
Offers Over £325,000

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We are delighted to offer for sale this three bedroom terraced family home in this popular Broadwater location close to local amenities.

In brief the property comprises of a deceptively spacious & welcoming entrance hallway, two reception rooms on the ground floor which have the ability to be open plan or separate depending on your personal preference & a fitted kitchen, on the first floor you have two spacious double bedrooms, a large single or home office again depending on personal use & a fitted family bathroom, there is also a useful loft space currently used for storage however could be used for a conversion (STNPC).

Externally the property benefits from off street parking on the front for one vehicle and some pretty flower borders, the rear garden is mainly laid to lawn having various mature shrub, tree & plant borders also having various outbuildings for extra storage space.

- Terraced Family Home
- Three Bedrooms
- Potential To Extend (STNPC)
- Two Reception Rooms With Ability To Open Plan Into One
- Great School Catchment Area
- Close To A27
- Off Street Parking
- Majority Double Glazed
- Gas Central Heated Throughout
- Some Modernisation Required





Entrance Hallway

3.68m x 1.80m (12'1 x 5'11)

PVCU double glazed front door, original wooden floor, single radiator, stairs to first floor landing, access to understairs storage cupboard which also houses electric meter, picture rail, textured ceiling.

Lounge

4.32m x 3.15m (14'2 x 10'4)

Original wooden floor, single radiator, PVCU double glazed bay window, open fireplace with attractive surround & mantle, television point, various power points, picture rail, textured ceiling, doors opening into dining room.

Dining Room

3.91m x 3.15m (12'10 x 10'4)

Original wooden flooring, single radiator, window, picture rail, various power points, textured ceiling, open fireplace with attractive surround & mantle.

Kitchen

3.91m x 1.93m (12'10 x 6'4)

Original wooden flooring, roll edge laminate work surfaces with cupboards below & matching eye level cupboards, space & provision for washing machine & dishwasher, space for



freestanding oven, inset stainless steel single drainer sink unit with hot & cold tap, space for freestanding fridge freezer, various power points, tiled splashbacks, textured ceiling, wall mounted combination boiler, PVCU double glazed window & door leading to rear garden.

First Floor Landing

2.69m x 1.96m (8'10 x 6'5)

Carpeted stairs leading to first floor landing, carpeted landing, loft hatch access with drop down ladder, picture rail, textured ceiling, smoke detector, power point.

Bedroom One

3.81m x 3.15m (12'6 x 10'4)

Carpeted floor, various power points, single radiator, picture rail, textured ceiling, PVCU double glazed window.

Bedroom Two

3.68m x 3.15m (12'1 x 10'4)

Carpeted floor, single radiator, PVCU double glazed window, picture rail, textured ceiling, power point.

Bedroom Three / Home Office

2.64m x 1.83m (8'8 x 6)

Carpeted floor, single radiator, various power points, picture rail, textured ceiling, PVCU double glazed window.



Family Bathroom

1.96m x 1.93m (6'5 x 6'4)

Vinyl flooring, low flush WC, pedestal hand wash basin with hot & cold tap, panel enclosed bath with shower attachment above, part tiled walls, single radiator, wall mounted vanity unit with mirrored front, PVCU double glazed obscured glass window, textured ceiling.

Externally

Front Garden

Mainly laid to block paved off street parking for one vehicle, pathway leading to front door, flower border, fence and wall enclosed.

Rear Garden

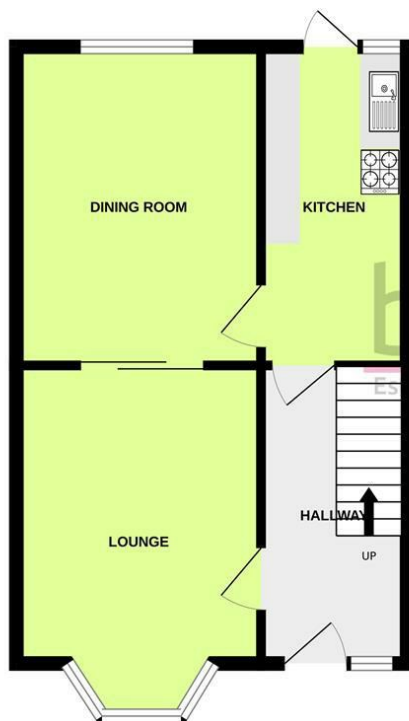
Patio area, stepping onto large lawned area having various mature shrub, tree and plant borders, three PVCU storage sheds, gated rear access, outside tap, outside lighting, fence enclosed.

Council Tax

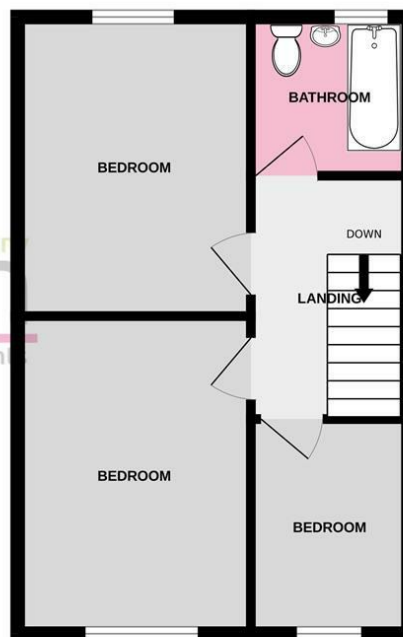
Band C



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) A		89
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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