



40 Avalon Way, Worthing, BN13 2TP  
Asking Price £325,000



\*\*\*PRIVATE DRIVEWAY\*\*\*MODERN KITCHEN\*\*\*MODERN BATHROOM\*\*\*FEATURE SHUTTERS\*\*\*

We are delighted to present this beautifully maintained two-bedroom terraced home, offering spacious and stylish living throughout. Internally, the accommodation briefly comprises a generous living room, a modern fully fitted kitchen, two well-proportioned double bedrooms, and a contemporary family bathroom. Externally, the property benefits from a private driveway to the front and a wonderfully presented rear garden, perfect for relaxing or entertaining. Viewing is highly recommended to fully appreciate the excellent condition and charm this lovely home has to offer.

- Two Double Bedrooms
- Modern Kitchen
- Private Driveway
- Contemporary Rear Garden
- Modern Bathroom
- Spacious Living Room
- Double Glazed Throughout
- Further Private Parking Space.





### Entrance Porch

Leading into;

### Lounge

3.77 x 5.70 (12'4" x 18'8")

Double glazed. Shutters. One radiator. under stairs cupboard. Dimmer spotlights. Over looking driveway.

### Kitchen

3.76 x 2.49 (12'4" x 8'2")

A modern fully fitted kitchen briefly comprising; A range of matching wall and base units. Integrated oven, hob and dishwasher Ample worktop space. Overlooking to garden .One radiator.

### Bedroom one

3.76 x 3.20 (12'4" x 10'5")

One radiator. Shutters. Double glazed. Spot lights.

### Bedroom two

3.77 x 2.52 (12'4" x 8'3")

One radiator. Shutters. Double glazing. In built storage cupboard. Spot lights

### Bathroom

2.46 x 1.40 (8'0" x 4'7")

Shower over bath. Matching W/C and hand wash basin. Tiled. Extractor fan. Spot lights.

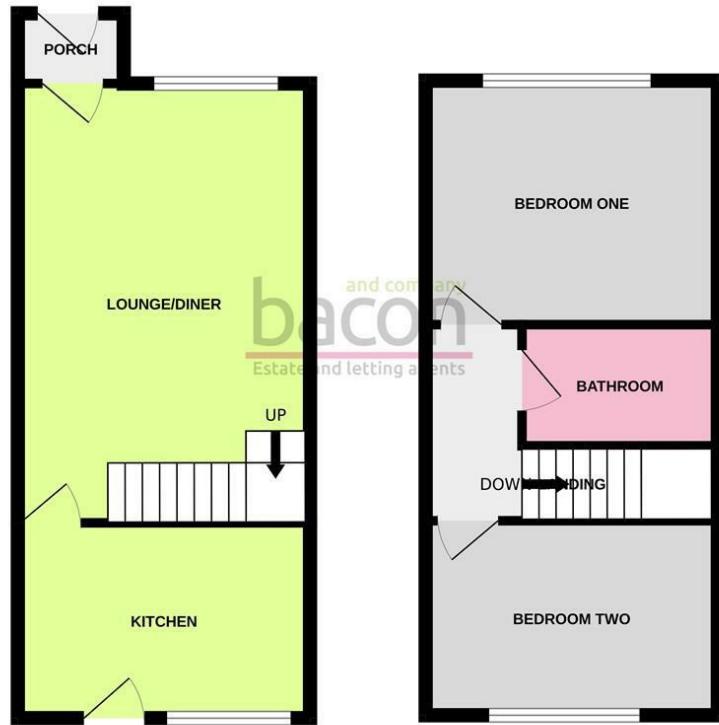
### Outside

West Facing. Low maintenance. Outside plug. Water tap. Artificial grass. Gate at rear. Private Driveway. Access to private parking space at the rear of the property.



GROUND FLOOR

1ST FLOOR



Whilst every effort 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 accepted for any error, omission or mis-statement. These details for marketing purposes only should be used as such and 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		90
(81-91) B		73
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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