



**Price**  
**£700,000**

**Freehold**

3x  2x  2x 

**Woodland Avenue,  
Worthing, West Sussex,  
BN13**

**OVER 60?**

Secure this property  
for up to **59% less!**

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### Split Level Ground Floor

Approx. 151.7 sq. metres (1633.3 sq. feet)



## Accommodation

### SPLIT LEVEL GROUND FLOOR

- Vestibule : 12'4 x 10'9 (3.76m x 3.28m)
- Entrance Hall
- Lounge: 22'3 x 17'5 (6.79m x 5.31m)
- Office: 9'8 x 9'2 (2.95m x 2.80m)
- Kitchen/Breakfast Room: 18'9 x 12'5 (5.72m x 3.79m)
- Bedroom 2: 15'8 x 13'2 (4.78m x 4.02m)
- Bedroom 3: 10'2 x 7'8 (3.10m x 2.34m)
- Shower Room/WC

### FIRST FLOOR

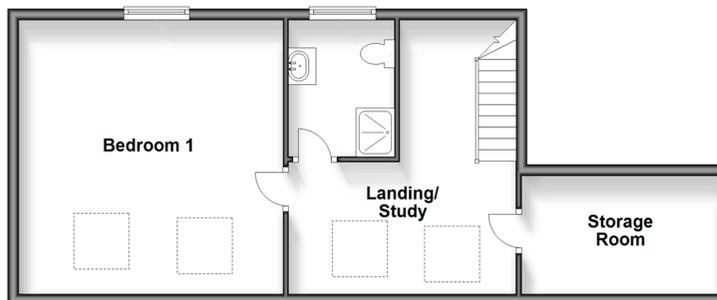
- Landing/Study Area: 13'5 x 11'2 (4.09m x 3.41m)
- Bedroom 1: 16'10 x 15'6 (5.13m x 4.73m)
- Shower Room/WC

### OUTSIDE

- Private Driveway
- Double Garage
- Gardens To 3 Sides
- Rear Courtyard

### First Floor

Approx. 52.2 sq. metres (561.4 sq. feet)





## Main features

- Superb extended property in a very sought after area of Worthing
- Light and spacious rooms
- Views over Worthing from main bedroom
- Stunning landscaped gardens surrounding the property
- Parking for several vehicles

## Nearest Schools

Primary Schools: Vale First and Middle School, Worthing 0.3 miles, Durrington Middle School 0.6 miles, Thomas A Becket Middle School 1.3 miles  
Secondary Schools: Durrington High School 1.1 miles, Oak Grove College 1.1 miles, Worthing High School 1.7 miles

## Transport Information

Train Stations: West Worthing 1.8 miles, Durrington-on-Sea 1.8 miles, Worthing 2.1 miles

## Address

Woodland Avenue, Worthing, West Sussex, BN13

## Directions

For directions to this property please contact us.



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Call Worthing Branch 01903 700657 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT: C(72) POTENTIAL: B(83)

40807230/20240311/SRF/JS