

Adur Avenue, Worthing, BN13 3JT

Asking Price £375,000

Being sold with no onward chain, this deceptively spacious three-bedroom semi-detached bungalow is ideally positioned within the popular Fleetwing area of Durrington. The property offers well-proportioned single-storey accommodation, including a welcoming reception hall, westerly lounge, fitted kitchen/breakfast room, three generous bedrooms, a refitted shower room and separate WC.

The layout provides excellent everyday practicality, while the mature gardens extending to the side and rear create a pleasant outdoor setting with plenty of scope for relaxation, gardening and entertaining. A private driveway leads to a detached in-and-out garage, providing secure parking and useful storage.

Further benefits include double glazing, gas central heating via a combination boiler and low-maintenance front gardens. Conveniently located for local shops, bus routes, schools and amenities, this chain-free bungalow presents an excellent opportunity for downsizers, families or buyers seeking adaptable accommodation in a well-regarded Worthing location.



Council Tax Band: D

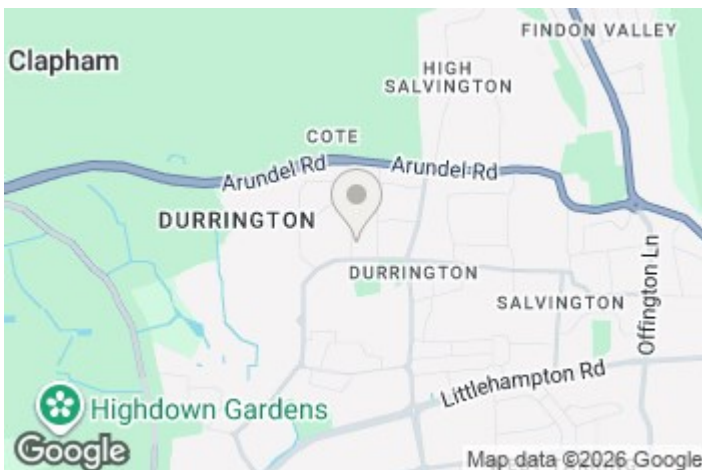
- Deceptively spacious semi-detached bungalow
- Three generously proportioned bedrooms
- Fitted kitchen/breakfast room
- Mature gardens extending to three sides
- Gas combination boiler and double glazing
- Favoured Fleetwing area of Durrington
- Westerly lounge with pleasant outlook
- Refitted shower room and separate WC
- Private driveway and detached garage
- Being sold with no onward chain



The Fleetwing area is a popular residential part of Durrington, positioned to the north-west of Worthing and particularly favoured for its peaceful streets, convenient amenities and strong community feel. The area is well served by local shops, supermarkets, cafés and everyday services, while nearby bus routes provide easy connections towards Worthing town centre, Goring-by-Sea and surrounding coastal villages.

Durrington railway station is within reach, offering useful links along the south coast and towards London, while the wider Worthing area provides an excellent range of restaurants, leisure facilities, theatres and shopping. The seafront and promenade are also easily accessible for walks, cycling and enjoying the coast.

For those who enjoy green space, nearby parks and easy access towards the South Downs add to the area's appeal. Fleetwing offers a practical and well-connected setting, combining suburban convenience with the relaxed lifestyle associated with living close to the Sussex coast.

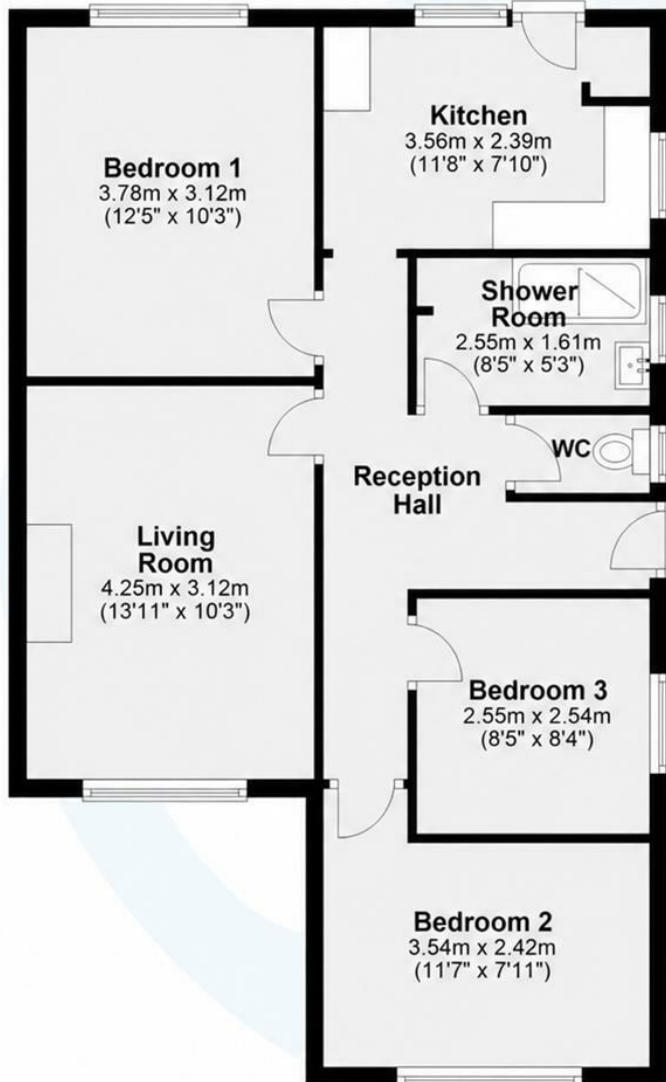


EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(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	

Approx. 63.7 sq. metres (686 sq. feet)



Ground Floor

Approx. 76.5 sq. metres (824 sq. feet)

Approx. 12.7 sq. metres (137 sq. feet)



Aspire Residential | Goring-by-Sea

28 Goring Road
Goring-by-Sea
Worthing
BN12 4AD
Telephone: 01903 259 961
Email: info@aspireresidential.co.uk



Aspire Residential | Durrington / Salvington

5 Selden Parade
Salvington Road
Worthing
BN13 2HL
Telephone: 01903 910 424
Email: enquiries@aspireresidential.co.uk

Aspire Residential and Aspire Residential Estate Agents are trading names of Aspire Residential Real Estate Limited, a Company registered in England and Wales with registration number 11512783. VAT No. 305 0761 37

IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.