



Clarkes

Service you deserve. People you trust.

Asking price
£300,000
Freehold

89 Downlands Avenue, Worthing, BN14 9HF



Book a Viewing

Call: 01243 861344

Email: Sales@ClarkesEstates.co.uk

27 Sudley Road, Bognor Regis, PO21 1EW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Follow us on

IMPORTANT NOTICE
1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

<http://www.clarkesestates.co.uk>

01243 861344



What the agent says... “,,

Located in a desirable residential road in the Worthing suburbs, is this 1930's, 3 bed, end of terraced home. The property is in need of a full refurbishment and is suited to buyers who are comfortable with carrying out works that are major projects.

The accommodation comprises storm porch, hall, lounge, a separate diner, kitchen and rear outhouse / storage area. Upstairs are two double bedrooms, one single bedroom and a bathroom. Each room will need both clearing and fully renovating. A garage is connected to the side of the property and there is off road parking to the front.

The rear garden is a whopping 21m deep and has not been maintained over an extended period of time. 'It's a jungle' would not be an exaggerated adjective; garden clearance really won't be a job for those who are faint of heart.

Agents Note

The property is 'priced to go' and demand is expected to be high. The seller has limited capability and will favour offers from those who are prepared to take on the clearance of both the property and garden, exactly as they are. Please see the marketing images for reference.

We suggest that the property is not suited to those who are purchasing with a high proportion of mortgage finance.

Material Information:

Council Tax: Worthing Borough Council Band C
 Property Type: End of terrace house
 Property Construction: Standard
 Electricity Supply: Mains
 Water Supply: Mains
 Sewerage: Mains
 Heating: Gas Central Heating
 Broadband: None
 Parking: Garage and Driveway
 Restrictions: None

On 02/06/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	7 mbps	0.8 mbps	
Superfast	✓	56 mbps	15 mbps	
Ultrafast	✓	1800 mbps	220 mbps	
Mobile	Indoor	Outdoor		
	Voice	Data	Voice	Data
EE	Limited	Limited	Good	Good
Three	Variable	Variable	Good	Good
O2	Variable	Variable	Good	Good
Vodafone	Variable	Variable	Good	Good

Anti Money Laundering checks at **£54 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

- End of terrace house
- 3 Bedrooms
- Bay windows
- Driveway and garage
- No forward chain



Accommodation

Reception Room - 4.23m x 3.45m (13'10" x 11'3")

Dining Room - 3.65m x 3.04m (11'11" x 9'11")

Kitchen - 4.53m x 2.25m (14'10" x 7'4")

Bedroom 1 - 4.24m x 3.44m (13'10" x 11'3")

Bedroom 2 - 3.9m x 3.34m (12'9" x 10'11")

Bedroom 3 - 2.58m x 1.82m (8'5" x 5'11")

Bathroom

Garage - 6.17m x 2.47m (20'2" x 8'1")

