



Offers In Excess Of
£350,000
Freehold

Ashwood Close, Worthing

- Semi-Detached Chalet Bungalow
- Large Kitchen/Breakfast Room
- Well-Maintained Garden
- Ample Off-Road Parking & Garage
- Two Double Bedrooms
- Spacious Open-Plan Lounge/Diner
- EPC Rating - D
- Council Tax Band - C

We are delighted to offer to the market this beautifully presented two double bedroom semi-detached chalet style property, ideally situated on a stunning corner plot in Worthing, close to local shopping facilities, parks, schools, bus routes, Saint Charles Borrmoeo Church, the mainline station, and being approximately a 10 minute walk from Worthing's popular seafront. One of the standout features of this property is the large corner plot, wraparound garden, providing generous outdoor space. There is a lawn area, secluded by beautiful mature shrubs and trees and a spacious patio area for hosting outdoor gatherings. The property has been maintained to a high standard and boasts a large kitchen/breakfast room, and spacious lounge/diner all flooded with natural light, a modern family bathroom, separate WC and two double bedrooms. Other benefits include a large driveway with ample off-road parking and a garage.

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Accommodation

Driveway

Ample off-road parking.

Porch

Double glazed windows and door. Power and fitted shelving.

Hallway

Double glazed door and windows. Coving. Radiator. Wall mounted HIVE thermostat. Large understairs storage cupboard with power.

Kitchen/Breakfast Room 12'1" x 8'11" (3.70 x 2.73)

Wall, base and drawer units. Tiled splashback. Space for washing machine and fridge/freezer. One and a half bowl basin and drainer with mixer tap. Integrated split level oven and grill. Four ring electric hob with overhead extractor. Dual aspect double glazed windows and door to rear garden.

Lounge/Diner 19'11" x 11'0" (6.08 x 3.36)

Feature Yorkstone fireplace. Dual aspect double glazed windows. Double glazed sliding doors to rear garden.

Bathroom

Wall mounted heated towel rail. Double glazed frosted window. Bath with wall mounted electric shower. Wash hand basin inset into a vanity unit. Tiled walls.

Downstairs WC

Double glazed frosted window. Radiator. Low level flush WC.

Landing

Stairs leading up. Access to fully insulated loft. Door to:

Bedroom One 12'9" x 11'0" (3.89 x 3.36)

Double glazed window. Fitted wardrobes. Radiator.

Bedroom Two 12'9" x 8'11" (3.89 x 2.73)

Double glazed window. Radiator. Built-in wardrobes.

Garden

Wrap-around garden with a patio and lawn area secluded by beautiful mature trees and bushes. Side access.

Garage

Up and over door.

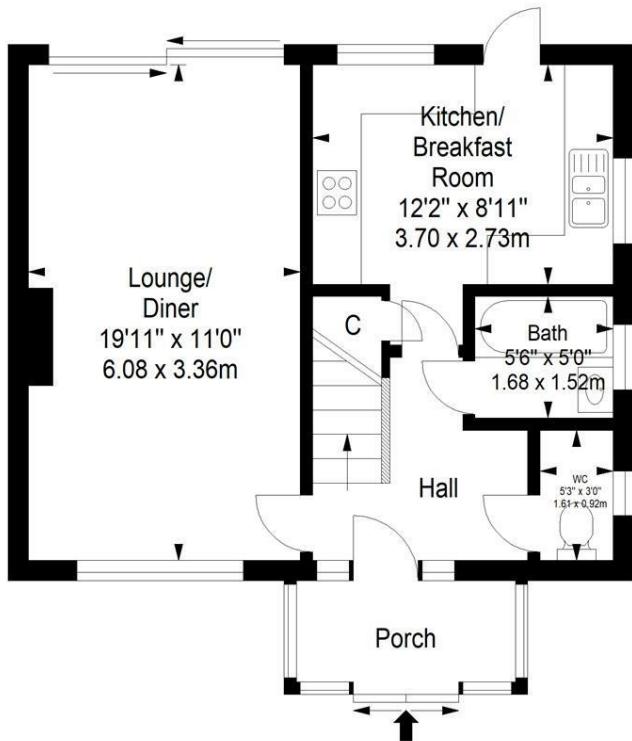




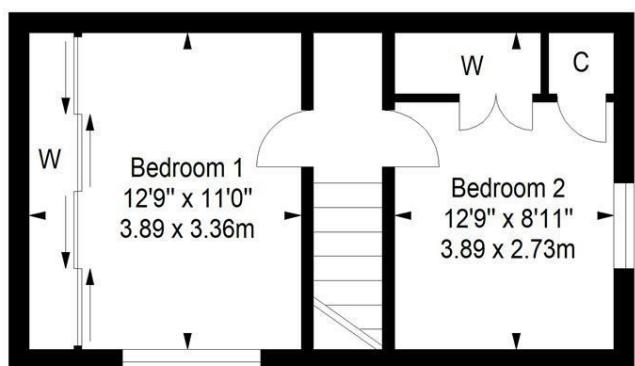
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Floorplan

Ground Floor



First Floor



Approximate gross internal floor area 76.1 sq m/ 819.2 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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