



Offers In Excess Of
£345,000
 Freehold

Ashacre Way, Worthing

- End of Terrace Family Home
- Three Good Sized Bedrooms
- Through Lounge/Dining Room
- Front and Rear Garden
- Offington Location
- EPC Rating - E (48)
- Freehold
- Council Tax Band - D

Robert Luff and Co are delighted to offer to the market end of terrace family home situated in the heart of Offington, close to local shopping facilities, parks, restaurants, schools, bus routes and mainline station. Accommodation offers entrance hall, lounge/dining room, kitchen, ground floor cloakroom, three good sized bedrooms and family bathroom. Other benefits include landscape rear garden and front garden.

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**Robert
 Luff & Co**
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Accommodation

Entrance Hall

Double-glazed front door with leaded light stain glass insert. Karndean floor. Radiator. Under stairs storage. Thermostat.

Ground Floor Cloakroom

Low level flush WC. Wash hand basin set into vanity unit. Heated towel rail. Karndean floor. Frosted double-glazed window.

Lounge/Dining Room 17'10 x 16'1 (5.44m x 4.90m)

Karndean floor. Two radiators. Double-glazed bi-folding doors leading to rear garden. TV point. South aspect double-glazed window. Dimmer switch.

Kitchen 11'4 x 8'7 (3.45m x 2.62m)

A range of matching wall and base units. Worktop incorporating stainless steel sink unit with mixer tap and drainer. Space for cooker. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Breakfast bar. Part tiled walls. Double-glazed window to front. Tiled floor.

First Floor Landing

Stairs leading to first floor. Airing cupboard with slatted shelves.

Bedroom One 10'8 x 10'5 (3.25m x 3.18m)

Double-glazed window to front. Radiator. Built in wardrobe with hanging space and shelves.

Bedroom Two 11'8 x 9'8 (3.56m x 2.95m)

Double-glazed window with view of the rear garden. Radiator. Wardrobe with hanging space.

Bedroom Three 8'6 x 8 (2.59m x 2.44m)

Double-glazed window. Radiator.

Bathroom

P shaped panel enclosed bath with mixer tap and fitted Mira shower and shower screen. Pedestal wash hand basin. Low level flush WC. Heated towel rail. Tiled walls. Frosted double-glazed window.

Outside

Rear Garden

Secluded enclosed rear garden. Laid mainly to lawn with flower and shrub borders. Timber shed. Gate to side, giving access to the front.

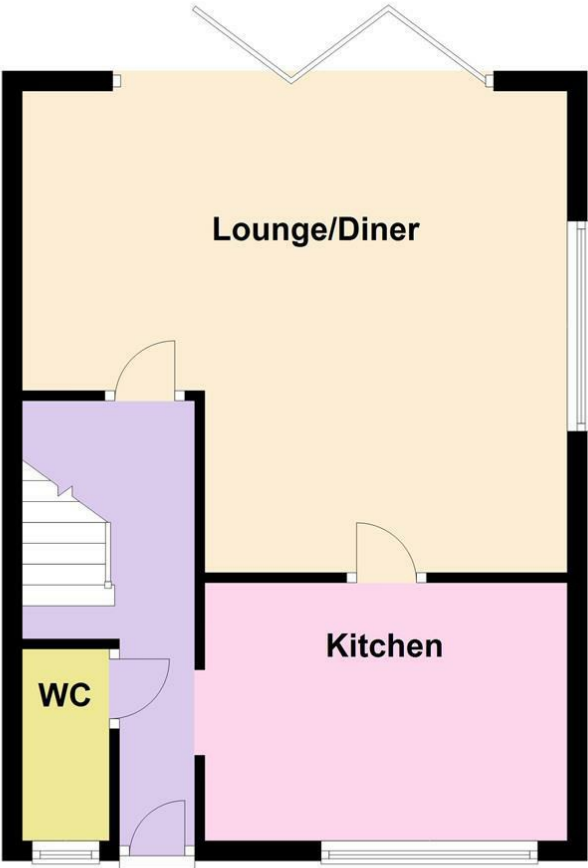
Front Garden

Laid to lawn. Outside tap.



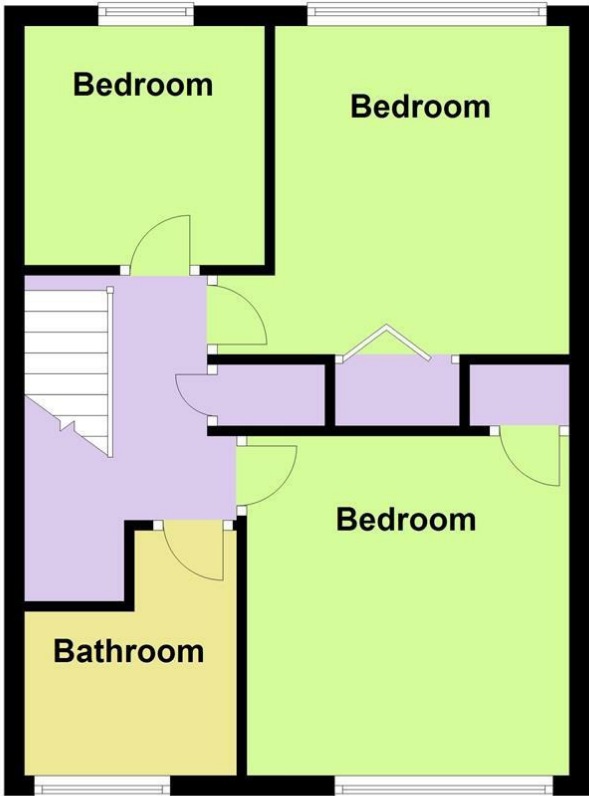
Ground Floor

Approx. 41.0 sq. metres (441.7 sq. feet)




First Floor

Approx. 41.0 sq. metres (441.7 sq. feet)



Total area: approx. 82.1 sq. metres (883.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	48	
(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

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