



Asking Price
£350,000
 Freehold

Ashwood Close, Worthing

- Semi-Detached Chalet Bungalow
- Off-Road Parking
- Modern Kitchen
- CHAIN FREE
- Two/Three Double Bedrooms
- Spacious Conservatory
- Cul-De-Sac Location
- EPC Rating - C

We are delighted to offer to the market this semi-detached chalet bungalow situated in the heart of East Worthing, close to local shopping facilities, parks, schools, bus routes, Saint Charles Borromeo Church, and the mainline station. Accommodation offers an entrance hallway, a living room, a modern kitchen, three double bedrooms, a downstairs WC, and a family bathroom. Other benefits include a spacious conservatory, a front garden with off-road parking for multiple vehicles, a side gate to a further drive leading to a large carpool with space for multiple vehicles, a rear garden with a timber-built studio/shed, and being in a cul-de-sac location.

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Accommodation

UPVC double glazed door to:

Hallway

Radiator. Cupboard housing electric consumer unit. Door to:

Bedroom Three/ Second Reception Room 11'2" x 9'6" (3.41 x 2.90)

Double glazed window to front. Radiator. Dimmer switch.

Kitchen 11'9" x 9'0" (3.60 x 2.75)

Modern shaker style white fronted kitchen with base and wall units. Contemporary style work tops including a breakfast bar. Electric oven with four ring gas hob and extractor fan over. One and a half bowl sink with mixer tap. Cupboard enclosed Vaillant boiler. Double glazed window. Double glazed door with frosted window to rear garden. Tiled splashbacks. Through way to:

Living Room 11'0" x 10'8" (3.36 x 3.27)

Radiator. Double glazed window. TV point. Coving. Double glazed door giving access to conservatory.

Downstairs WC

Low level flush WC. Radiator. Frosted double glazed window. Door to:

Bathroom

Panel enclosed bath with mixer tap. Pedestal wash hand basin. Partially tiled walls. Florielle frosted double glazed window. Wall mounted heated towel rail.

First Floor Landing

Stairs leading up to first floor landing. Door to:

Bedroom One 12'9" x 10'10" (3.89 x 3.31)

Double glazed window. Radiator.

Bedroom Two 10'0" x 8'7" (3.07 x 2.64)

Storage cupboard. Further storage cupboard with slatted shelves. Radiator. Double glazed window.

Conservatory 12'1" x 7'2" (3.70 x 2.19)

Double glazed windows. Radiator. Double glazed double opening door to rear garden.

Garden

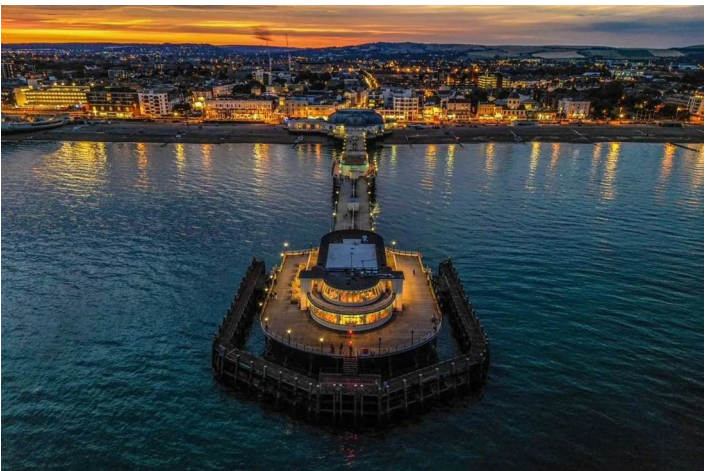
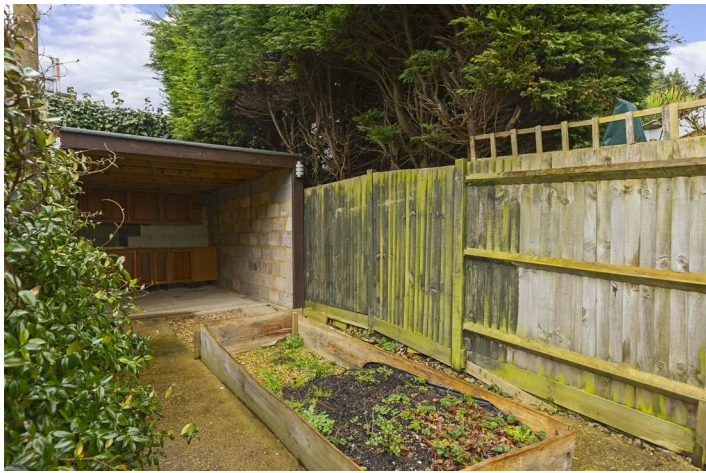
Lawn area. Range of trees and shrubs. Flowerbed. Timber-built storage shed/ studio. Gate for side access.

Formal Front Garden

Off-road parking for multiple cars. Double opening gates. Further side gate to further drive leading to a large carpool with space for multiple vehicles. Outside tap. Cupboard area with storage cupboards.

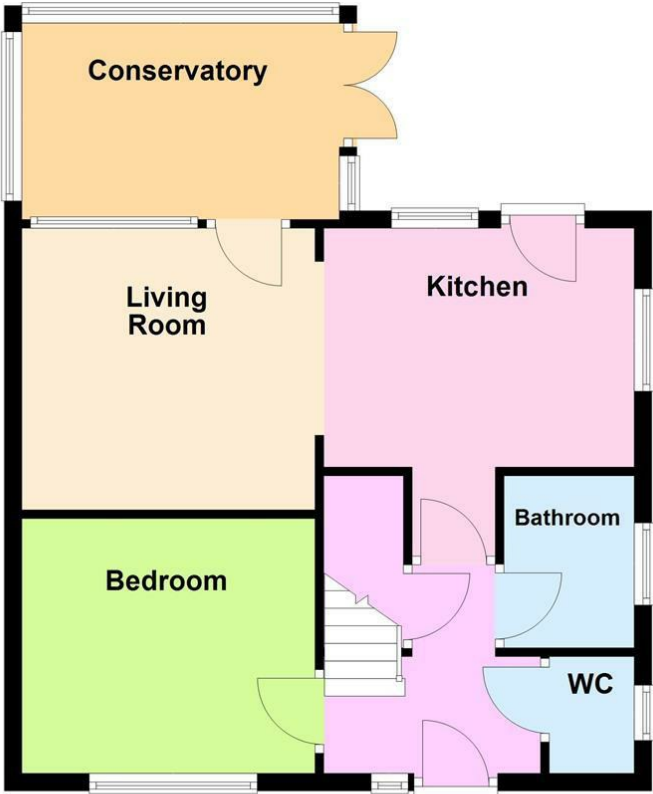


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Ground Floor

Approx. 52.8 sq. metres (568.2 sq. feet)



First Floor

Approx. 26.3 sq. metres (283.4 sq. feet)



Total area: approx. 79.1 sq. metres (851.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(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	

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.