



Offers In Excess Of  
£350,000  
Freehold

## Ashwood Close, Worthing

- Chalet Bungalow
- Two Double Bedrooms
- Spacious Lounge/Diner
- Modern Kitchen
- Large Conservatory
- Wrap-Around Garden
- Driveway and Garage
- EPC Rating - D
- Beautiful Corner Plot
- Council Tax Band - C

We are delighted to offer to the market this beautifully presented two-bedroom chalet style property ideally situated on a beautiful corner plot in Worthing, close to local shopping facilities, parks, schools, bus routes, Saint Charles Borrmoeo Church, and the mainline station. The property has been well-maintained by its current owner and boasts a large modern kitchen, a spacious lounge/diner, a full width conservatory, a family bathroom and separate WC, and two double bedrooms. Other benefits include a low-maintenance wrap around garden, a garage, and a large driveway with ample off-road parking.



## Accommodation

Large driveway offering ample off-road parking. Double glazed porch. Door to:

### Entrance Hallway

Radiator. Dado rail. Coving. Stairs leading up.

### Lounge/Diner 19'8" x 10'8" (6.00 x 3.27)

Double glazed window. Sliding doors to Conservatory. Coving. Dado rail. Radiator.

### Kitchen 11'4" x 11'3" (3.47 x 3.44)

Understairs storage with power. Coving. Dual aspect double glazed windows. Wall, base and draw units. Integrated basin and drainer. Cooke and Lewis four ring gas hob with overhead extractor fan. Integrated split level oven. Integrated washing machine, fridge, and dish washer. Boiler.

### Bathroom

Coving. Wall mounted heated towel rail. Basin and pedestal. Double glazed window. Bath with mixer tap and shower attachment. Wall mounted Mira shower and screen. Tiled walls.

### Separate WC

Corner basin. double glazed window. Coving. Wall mounted heated towel rail. Tiled splashback. Low level flush WC.

### Bedroom One 12'4" x 10'8" (3.76 x 3.26)

Double glazed window. Fitted wardrobes. Radiator.

### Bedroom Two 9'6" x 8'4" (2.90 x 2.55)

Radiator. double glazed window. Built-in wardrobes.

### Conservatory 19'10" x 7'4" (6.05 x 2.24)

Brick base. Radiator. Lighting and sockets. New roof. Double glazed windows, door and sliding doors to:

### Garden

Side access. Garage access. Decking. Timber built shed. Boarders with plants and bushes. Artificial lawn. Outside tap. Outside wall lights.

### Garage

Currently used as a work shop.



# Floorplan

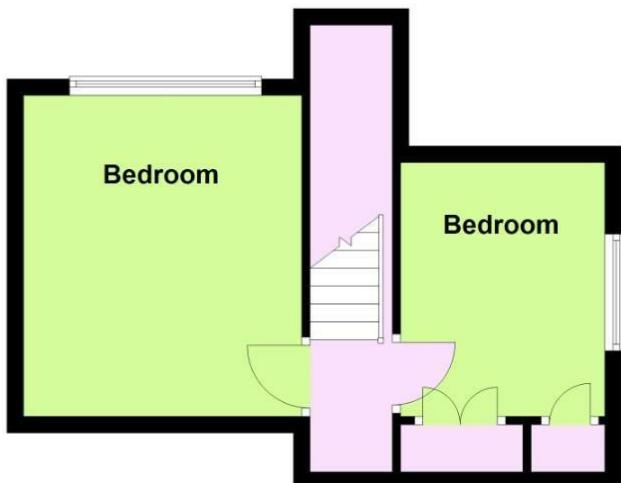
## Ground Floor

Approx. 63.0 sq. metres (678.0 sq. feet)



## First Floor

Approx. 28.7 sq. metres (308.9 sq. feet)



Total area: approx. 91.7 sq. metres (986.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	56	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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