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## **Key Features**

- Three-bedroom family home
- Ideally located in popular East Worthing, close to shops, schools, parks, bus routes, and the mainline station
- Modern fitted kitchen with quartz worktops and Bosch ovens
- Open-plan lounge/dining room with log burner and built-in storage
- Contemporary family bathroom and ground floor cloakroom
- Loft access and abundant storage throughout
- Soundproof studio with power and lighting
- Timber-built log cabin gym with power and lighting
- Approximately 200ft rear garden with patio, decking, lawn, and gated side access
- Council Tax Band B | EPC Rating D

We are delighted to offer this beautifully presented three-bedroom home, ideally situated in a popular East Worthing location, close to local shops, schools, parks, bus routes, and the mainline station. Combining stylish modern interiors with versatile living spaces and a truly exceptional rear garden, this property is perfect for families, home working, hobbies, or entertaining.

## **Accommodation**

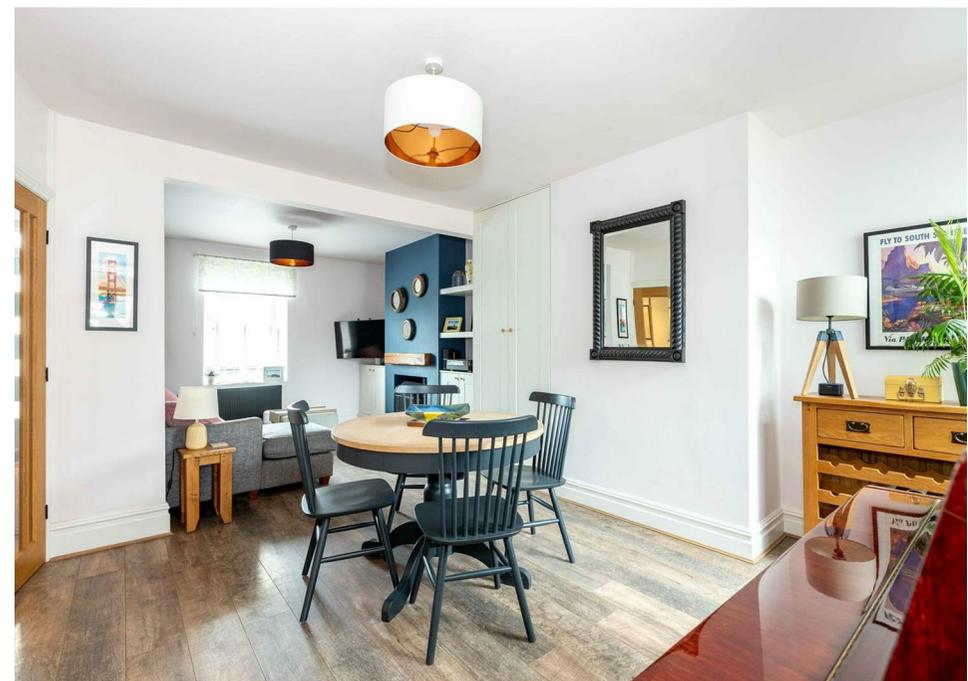
Internally, the home features a modern fitted kitchen with a range of wall and base units, quartz work surfaces, integrated Bosch ovens, induction hob with extractor, dual bowl sink, plumbing for appliances, and space for an American-style fridge freezer. Tiled flooring and a glazed rear door provide a seamless connection to the garden.

The open-plan lounge/dining room is bright and sociable, with front and rear windows, built-in storage, and a charming log burner in the lounge area. The ground floor also includes a welcoming entrance hall and a contemporary cloakroom with part-tiled walls and a wall-mounted wash hand basin.

Upstairs, the landing provides loft access and ample storage. The principal bedroom benefits from triple-glazed windows and fitted Hammonds wardrobes, while two further bedrooms overlook the rear garden. The modern family bathroom is part-tiled and features a panelled bath with shower over, a vanity unit with wash hand basin, a heated towel rail, and a low-level WC.

## **Outside**

The property's outdoor space is a standout feature. The approximately 200ft rear garden is divided into two sections. At the far end, a timber-built log cabin with power and lighting is currently used as a private gym, complemented by a patio seating area. Closer to the house, a fully powered soundproof studio offers a versatile space for a music studio, home office, creative workspace, or therapy room. Additional garden features include metal and timber storage sheds, a raised decked seating area, lawn, gravel walkway, gated side access, outside taps, external power, a patio just outside the house, a plastic storage shed, and a log store. The entire garden is fully enclosed, providing privacy and security.



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