



Offers In Excess Of
£325,000
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 this refurbished end of terrace family home situated on the borders of Offington, close to local shopping facilities, parks, restaurants, schools, bus routes and mainline station. Accommodation offers entrance hall, lounge/dining room, refitted kitchen, ground floor cloakroom, three good sized bedrooms and refitted family bathroom. Other benefits include landscape rear garden and front garden.

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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. Skimmed ceiling.

Refitted 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. Built in oven with four ring hob and stainless steel extractor fan over. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Part tiled walls. Double-glazed window to front.

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.

Refitted Bathroom

Panel enclosed bath with mixer tap, fitted shower and shower screen. Wash hand basin inset in vanity unit with chrome mixer tap. 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 attractive patio and path. Flower and shrub borders. Timber shed. Gate to side, giving access to the front.

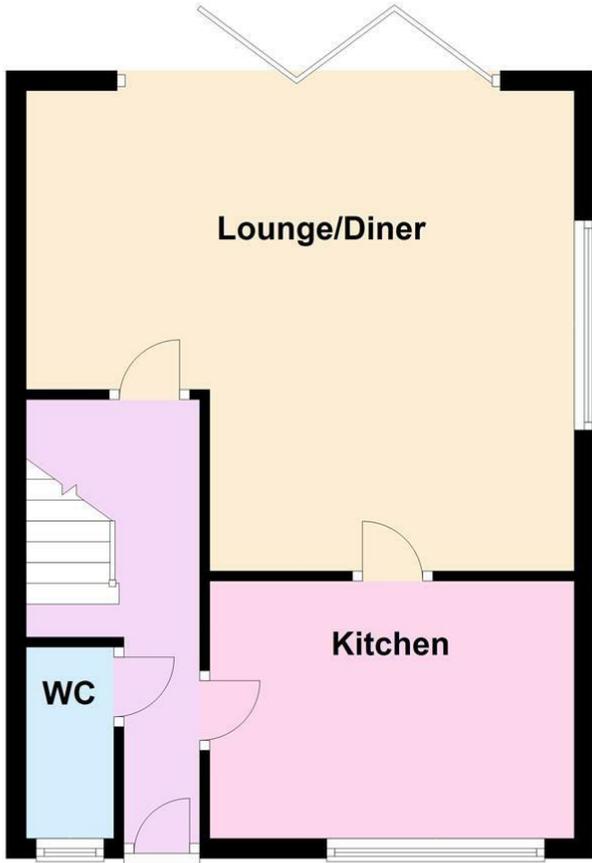
Front Garden

Laid to lawn. Outside tap.



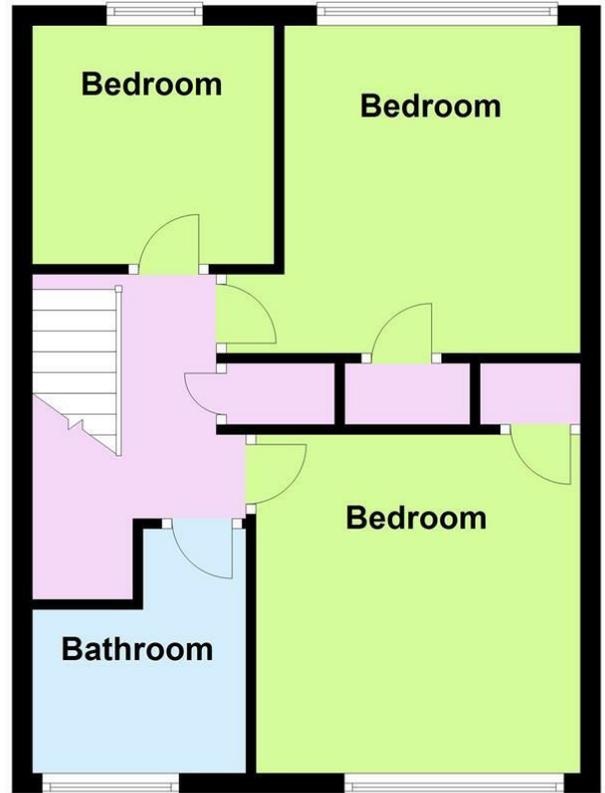
Ground Floor

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		48	
(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	

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