



Ashwood Close, Worthing

Offers Over
£425,000
Freehold

- Detached Bungalow
- Garage With New Roof
- Immaculately Presented
- Spacious Conservatory
- Southerly Aspect Living Room
- Two Double Bedrooms
- Newly Double Glazed
- Rewired Throughout
- EPC Rating - C
- Council Tax Band - D

We are delighted to offer to the market this detached bungalow ideally situated Worthing, close to local shopping facilities, parks, schools, bus routes, Saint Charles Borromeo Church, and the mainline station. Accommodation offers an entrance hallway, a southerly aspect living room, a kitchen, two double bedrooms, and a modern shower room. Other benefits include a spacious conservatory, a beautiful front garden with off-road parking for multiple vehicles, a well-maintained rear garden, a garage with a new roof, renewed electrics, a three-year-old boiler, recent double glazing, and the chimney being recently repaired.

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Accommodation

Front Garden

Off-road parking for multiple vehicles. Mature bushes and plants. Patio and shingle area.

Entrance Hallway

Double glazed front door and window. Radiator. Coving. Multiple cupboards. Loft access via ladder with power and lighting and being part boarded.

Lounge 13'8" x 13'7" (4.19 x 4.15)

Radiator. Coving. Dual aspect double glazed window. Marble fire surround and hearth.

Kitchen 10'5" x 9'7" (3.20 x 2.94)

Coving. Dual aspect double glazed windows. Tiled floors. Wall, base and draw units. Basin and drainer. Three year old Worcester boiler. Heated wall mounted radiator. Tiled splashback. Space for white goods and oven.

Bedroom One 13'8" x 9'8" (4.17 x 2.95)

Coving. Radiator. Triple aspect double glazed windows.

Bedroom Two 10'5" x 8'6" (3.20 x 2.60)

Coving. Radiator. Double glazed windows.

Bathroom 7'3" x 5'0" (2.21 x 1.54)

Tiled walls. Low level flush WC. Dual aspect double glazed windows. Basin and vanity unit. Coving. Corner shower with wall mounted shower and controls. Heated towel rail. Extractor fan.

Conservatory 10'11" x 5'4" (3.34 x 1.64)

Brick base. Double glazed windows and door leading out to rear garden. Radiator.

Rear Garden

Garage access. Side access. Lawn area. Patio. Timber built shed. Mature plants, bushes and trees borders.

Garage

Power and lighting. Newly changed roof.

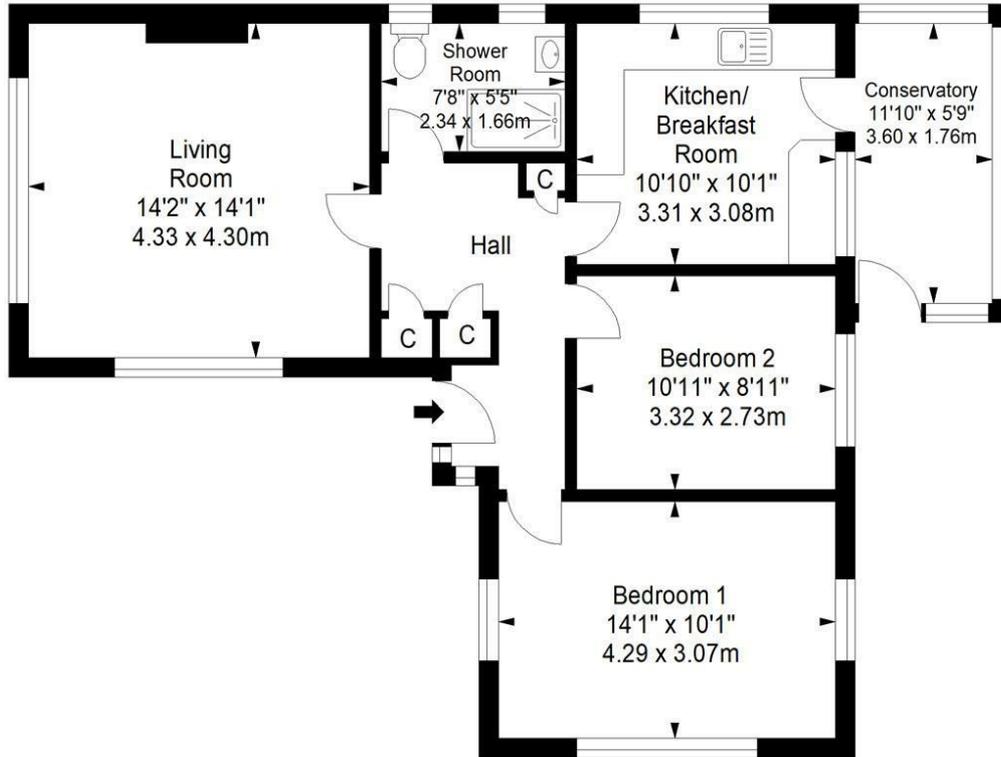
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Ground Floor



Approximate gross internal floor area 73.4 sq m/ 790.1 sq ft

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

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