



28 Water Lily Way

, Worthing, BN13 3GR

Offers in excess of £425,000

Freehold Council Tax Band E

We are delighted to bring to the market this well presented FOUR BEDROOM semi-detached family home situated on the sought after Barley Grange development.

In brief, the accommodation comprises, entrance hall, cloakroom, spacious kitchen/breakfast room with fitted appliances, lounge/diner leading onto the West facing rear garden. To the first floor there are three bedrooms and a wet room, with the fantastic main bedroom with en suite shower situated on the second floor providing views to both East and West aspects.

Externally there is a private drive with space for several vehicles leading to a pitched roof garage. The West facing rear garden is a particular feature of this property which is presented predominantly laid to lawn along with a single sectioned seating area.

Located on Water Lily Way, the property is within easy reach of the Tesco superstore. The area is also served with local schools and bus services pass close by providing access to surrounding areas. Additionally the property is situated around 1.5 miles of Goring-By-Sea railway station and around 3.5 miles of Worthing town centre with its comprehensive range of shops, restaurants and bars.

In our opinion, viewing is essential to fully appreciate not only the generous accommodation but also its excellent location, backing on to the National Park.





Entrance hall

Cloakroom

Kitchen/breakfast room
15'10 x 10'3 (4.83m x 3.12m)

Sitting room
17'5 x 12'5 (5.31m x 3.78m)

Stairs to first floor landing

Wet room

Bedroom three
12'1 x 10'5 (3.68m x 3.18m)

Bedroom two
10'4 x 13'6 (3.15m x 4.11m)

Bedroom four
10'0 x '6'10 (3.05m x '2.08m)

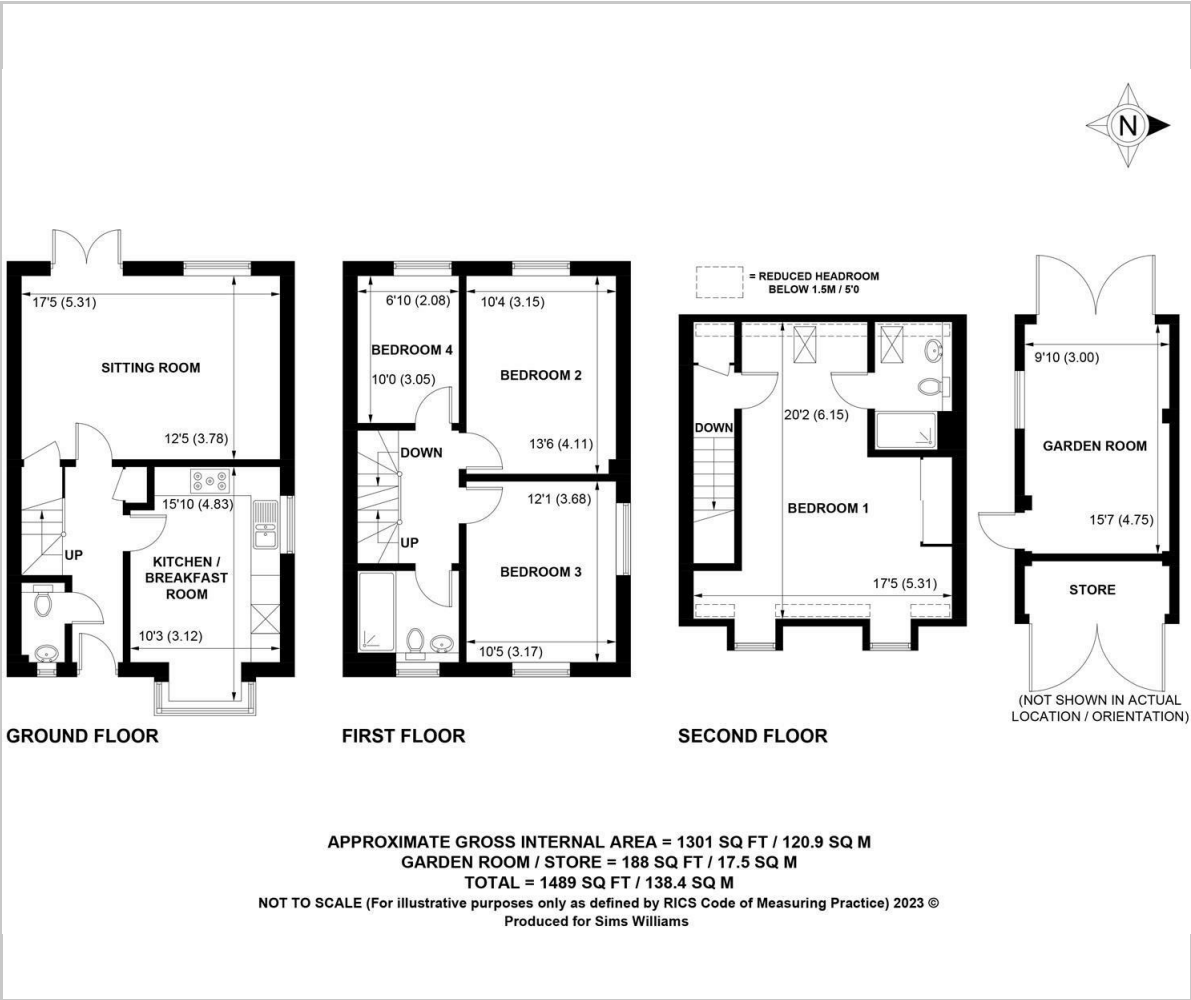
Stairs to second floor

Bedroom one
20'2 x 17'5 (6.15m x 5.31m)

Garage



Floor Plan



Viewing

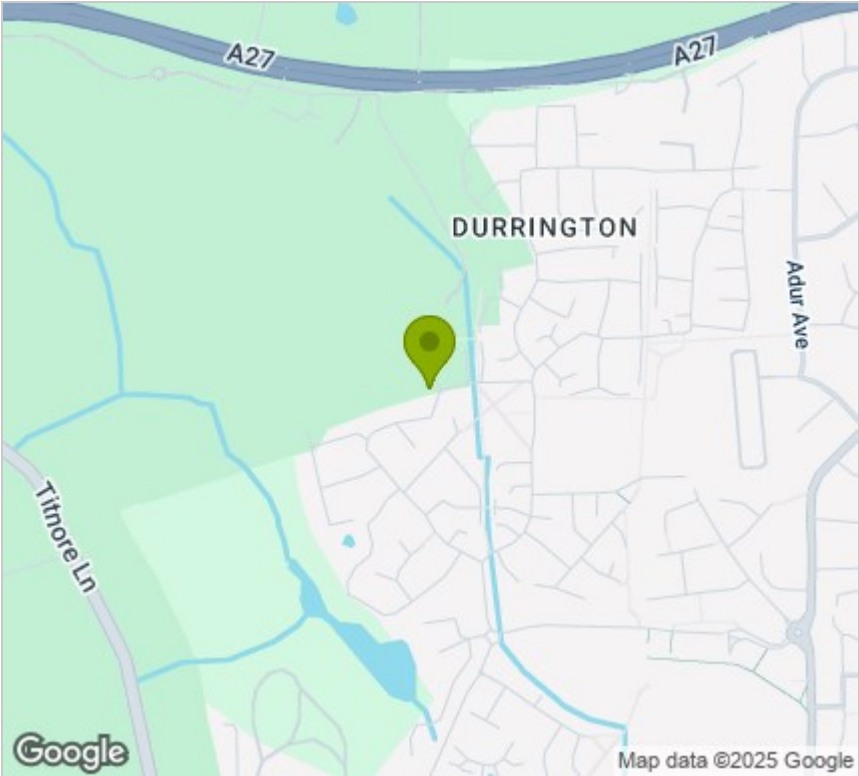
Please contact our Worthing Office on 01903 958770
if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

