



- **DETACHED FAMILY HOME**
- **KITCHEN BREAKFAST ROOM, THREE DOUBLE BEDROOMS**
- **FAMILY BATHROOM AND EN-SUITE**
- **ENCLOSED REAR GARDEN**
- **GARAGE AND OFF ROAD PARKING**
- **BUILT IN 2016 BY TAYLOR WIMPEY**



Malthouse Way
Worthing BN13 3GD

**Guide Price £400,000
to £425,000**

A spacious detached family home, built in 2016 by Taylor Wimpey. Accommodation comprises a 16ft 8 lounge and kitchen breakfast room, downstairs cloakroom, three double bedrooms with an en-suite to bedroom one and a family bathroom. Outside is an above average size garage, parking for at least two cars and an enclosed rear garden. There is also an outlook across to a wooded area beyond. The property comes with the remainder of the 10 year NHBC. Viewing comes highly recommended.

Entrance Hall

Via door with small double glazed window. Storage cupboard. Double panel radiator.

Lounge 16' 8" x 9' 10" (5.08m x 2.99m)

Double aspect room with double opening double glazed doors to the side leading to the rear garden. Additional double glazed window to the front. Two double panel radiators.

Kitchen/Breakfast Room 16' 8" x 9' 10" (5.08m x 2.99m)

Double aspect room with double glazed windows to the front and side. Roll edge worktops with inset stainless steel, one and a half bowl, single drainer sink unit with mixer tap. Range of base units and drawers with matching wall mounted cupboards. Fitted double oven with four ring gas hob over and stainless steel extractor hood above. Space and plumbing for a washing machine. Integrated dishwasher. Space for fridge freezer. Two double panel radiators.

Cloakroom

Low level WC. Pedestal wash hand basin with tile splashback.

Stairs to

First Floor Landing

Double glazed window to the rear. Double panel radiator. Loft access.

Bedroom 1 12' 5" x 10' 1" (3.78m x 3.07m)

Double aspect room with double glazed windows to the front and side. Two fitted wardrobes. Double panel radiator.

En-suite

Double width shower with wall mounted controls. Pedestal wash hand basin. Low level WC. Vertical heated towel rail.

Bedroom 2 9' 10" x 9' 2" (2.99m x 2.79m)

Double aspect room with double glazed windows to the front and side. Double panel radiator.

Bedroom 3 10' 0" x 7' 0" (3.05m x 2.13m)

Double glazed window to the side. Double panel radiator.

Family Bathroom

Part tiled with double glazed window to the front. Panel enclosed bath with mixer tap and wall mounted shower unit above. Pedestal wash hand basin. Low level WC. Double panel radiator.

Garage

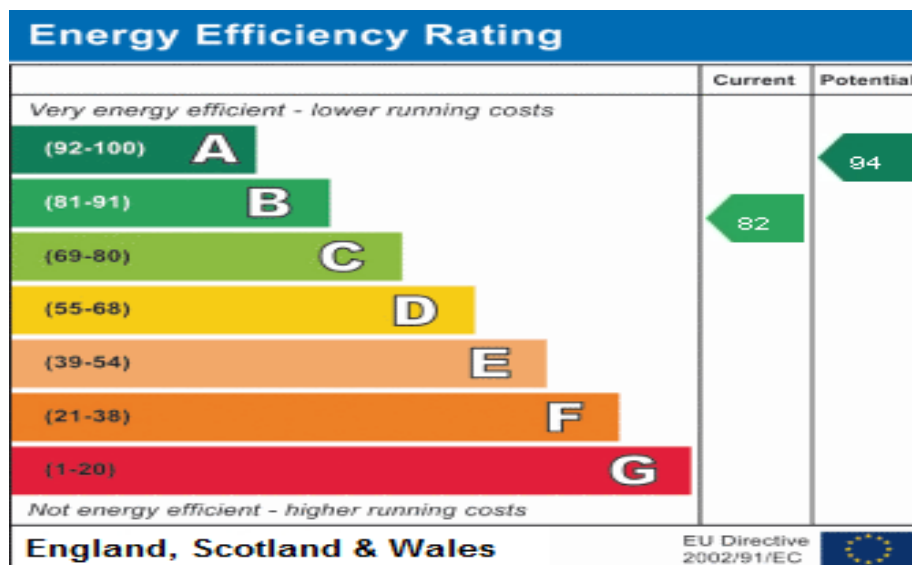
Being above average in length with an up and over door, power and light.

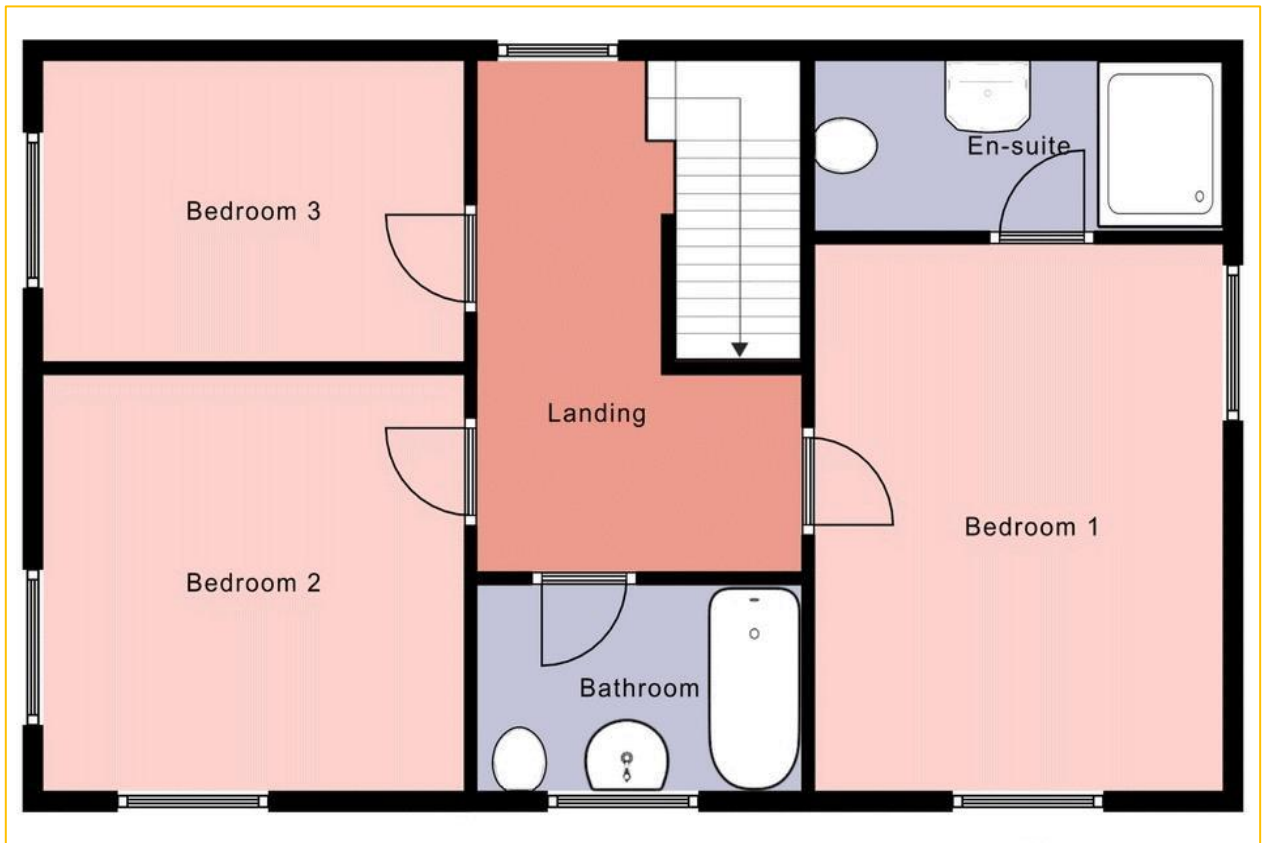
Front garden

Driveway with parking for two cars. Area of lawn with shrub borders.

Rear Garden

Being enclosed by a brick wall and fencing. Area of lawn with two paved patios areas. side access.





traditional values modern thinking