



5 Limbrick Lane, Worthing, BN12 6AA
Asking Price £450,000

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We are delighted to offer this Newly Built Detached Bungalow finished to a high Specification. The property is located close to bus routes, mainline railway station and shopping facilities. The beach can be found in approx 1 mile. The property accommodation comprises of entrance Hall, cloakroom/w.c, 27'11" Open plan living/dining and Kitchen, three bedrooms with the Master having an En-suite Shower Room/w.c, bathroom/w.c and shower cubicle. Outside there is a brick paved driveway for multiple vehicles and a good size West facing rear garden. There are many other features to the property including a remaining 10 year new home warranty, gas central heating and double glazing throughout.

- Detached Bungalow
- Three Double Bedrooms
- Two Bathrooms
- Off Road Parking
- Built in 2022
- Open Plan Living Area
- Goring-By-Sea Location
- Viewing Highly Recommended





Entrance Hall

Access to loft via a pull down loft ladder. The loft is insulated, part boarded and has a light. Storage cupboard with electric circuit breaker fuse box, smooth ceiling with spotlights

Open Plan Living Room

8.5 x 4.3 (27'10" x 14'1")

A true feature of the property is the open plan living room which boasts a beautifully finished fitted kitchen area comprising; One and a half bowl single drainer sink unit with a comprehensive range of units and drawers under and over the Quartz work top surfaces. The units have under lighting. Fitted appliances that include dishwasher, washing machine, fridge freezer, four ring hob with over under, smooth ceiling with spotlights, breakfast bar and wall mounted gas fired central heating



boiler, smoke detector. Two radiators, range of five double glazed windows and double glazed double opening doors giving a triple aspect and providing access and views over the rear garden. Smooth ceiling with spotlights.

Bedroom One

3.7 x 3.8 (12'1" x 12'5")

Radiator, double opening double glazed doors onto and overlooking the rear garden, door to

En Suite

Step in shower cubicle with wall mounted shower with large drench head and side rinser, low level w.c, wash hand basin with cupboard below, heated towel rail, spotlights, extractor unit

Bedroom Two

3.3 x 3.1 (10'9" x 10'2")

radiator, double glazed window, smooth ceiling



Bedroom Three

3.3 x 2.2 (10'9" x 7'2")

Double glazed window, radiator

Family Bathroom

Panelled bath, step in shower cubicle with wall mounted shower, large drench head and side rinser, part tile walls, low level w.c, wash hand basin with cupboard below, smooth ceiling with spotlights, obscured double glazed window

Outside

Private Driveway

Being mainly laid to brick paved driveway with vehicle parking for about 3 car, side access gate to

West Facing Rear Garden

Being mainly laid to lawn, patio, water tap, outside lighting, enclosed by panel fencing



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	86
(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	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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