

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









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

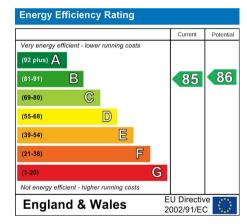
Being mainly laid to lawn, patio, water tap, outside lighting, enclosed by panel fencing





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, wedows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative proposes only and stooluble used as such by any rospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operations.





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electricity, plumbing, heating, sanitary and drainage and any other appliances
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