

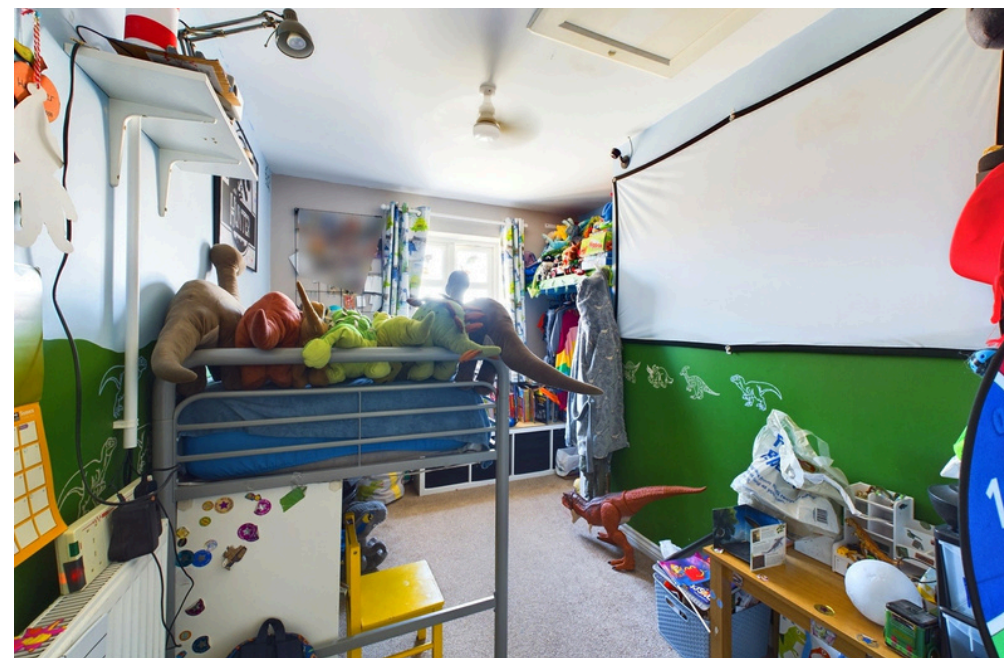


Oaksheath Gardens, Worthing, BN13 3GE  
Asking Price of £265,000





We are pleased to be able to offer a coach house to the market situated on the popular development of Barley Grange, West Durrington. The property offers two bedrooms, open plan kitchen/ living space and bathroom. The coach house benefits from a garage and is tucked away in a quiet cul-de-sac.





## Key Features

- Coach House
- Two Bedrooms
- Open Plan Kitchen/ Living Space
- Bathroom
- Garage
- Quiet Cul De Sac
- Popular West Durrington Location
- Viewing Highly Recommended
- Remainder of NHBC Warranty



2 Bedrooms



1 Bathrooms



1 Reception Room

### INTERNAL

Front door leading into the entrance hall with stairs rising to the first floor landing, access to storage cupboard, one double glazed window and doors to all rooms. The modern open plan kitchen/ living space benefits from dual aspect windows, modern wall and base units with built in oven, gas hob, space for fridge/ freezer, space and plumbing for dishwasher and washing machine, sink, drainer and space for table, chairs and living furniture. The property offers two bedrooms and modern bathroom comprising of bath with shower above, glass shower screen, wash hand basin and WC.

### EXTERNAL

Garage benefits from up and over door and benefits from power and access to the under stairs storage cupboard.

### SITUATED

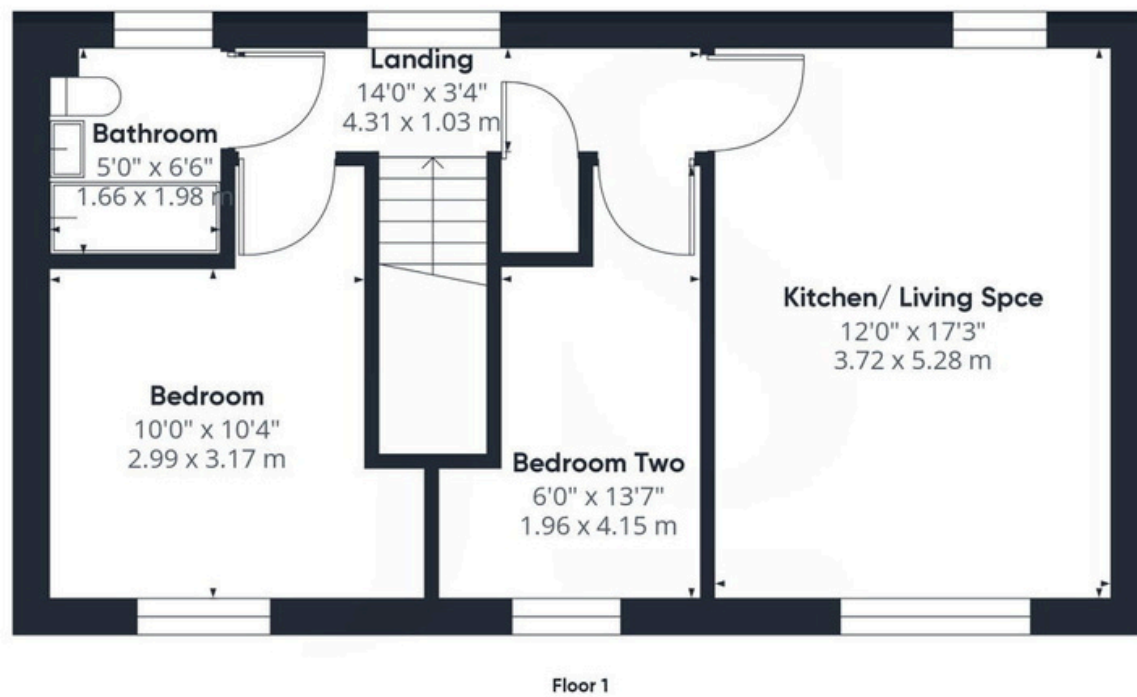
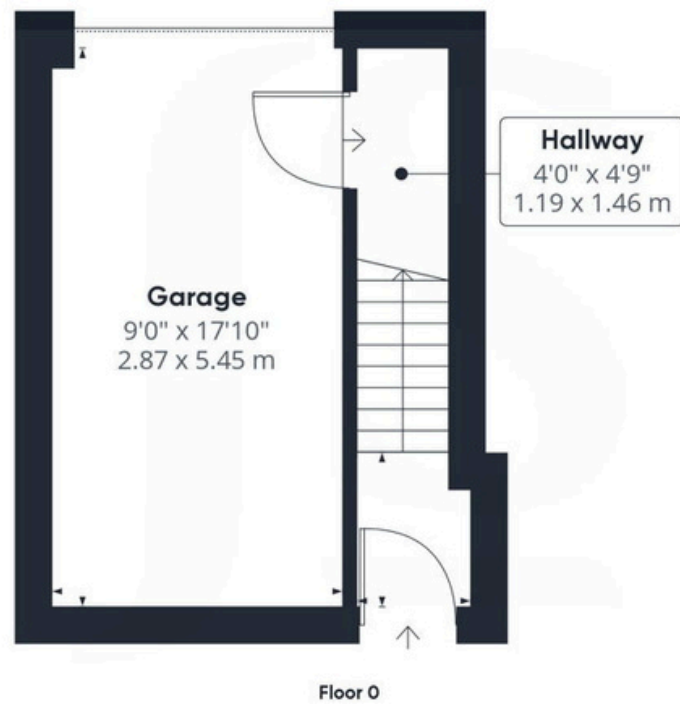
within the popular Barley Grange development of West Durrington. The coach house provides easy access to the A27 and A259, and Tesco superstore with other amenities is approximately 600 yards away. The nearest station is Goring by Sea which is approximately one and a half miles away. Bus services run nearby. The property is located in The Laurels Primary School catchment area.

### SERVICE CHARGE

Estate Fee's £300 per annum.





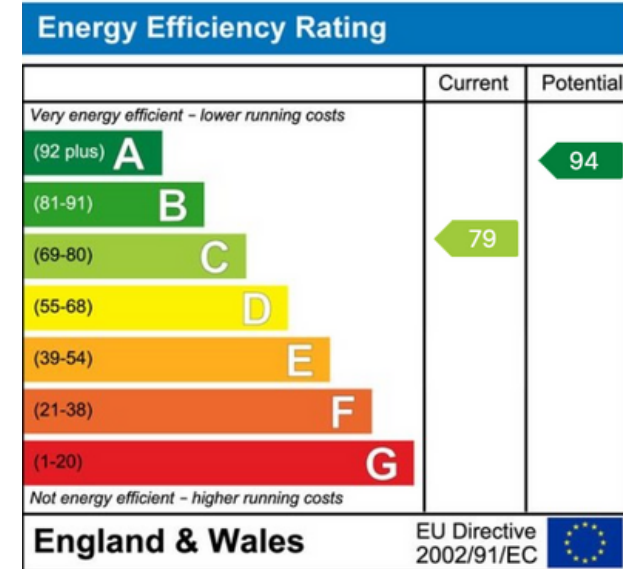


**Approximate total area<sup>(1)</sup>**  
748.63 ft<sup>2</sup>  
69.55 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Property Details:

Floor area (as quoted by EPC: 60 sqm)

Tenure: Freehold

Council tax band: B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.