



Saw Mill Place | Worthing | BN11 2NF  
Guide Price £450,000





We are delighted to offer for sale this immaculate, modern townhouse which was built in 2019 and is positioned in this popular Worthing town centre location, close to shops, amenities and mainline train station. Spanning across three floors, the property boasts three double bedrooms, contemporary kitchen, open plan lounge/diner, modern fitted bathroom suite, ground floor W/C and off-road parking.





## Key Features

- Modern Townhouse
- Three Double Bedrooms
- Open Plan Kitchen/Diner
- Bifold Doors Which Lead To The Beautiful Garden
- Two Bathrooms
- Ground Floor W.C
- Immaculate Throughout
- Feature Rear Garden
- Off Road Parking
- Close To Local Shops, Amenities & Mainline Train Station



**3 Bedrooms**



**2 Bathrooms**



**2 Reception Rooms**

### INTERNAL

The composite front door opens to the welcoming entrance hallway which provides the perfect place to hang coats and store shoes with doors to all ground floor rooms and stairs that rise to the first floor. The bright, open plan lounge/diner boasts a wealth of natural daylight via bifold doors which lead to the well-maintained rear garden. The beautifully presented room measures 18' 5" x 14' 1" and flows into the kitchen via an opening in the wall. The kitchen measures 12' 1" x 10' 6" and has been installed with an array of modern, glossy floor and wall mounted units, with integrated appliances and features a breakfast bar. The ground floor also offers a separate W/C and under stairs storage cupboard. To the first floor are two double bedrooms, with the second room measuring a spacious 14' 5" x 11' 6" and boasting an en-suite. There is also a beautiful family bathroom which has been fitted with a bath with shower over, hand wash basin and toilet. Stairs rise to the second floor which features the main double bedroom with comprises a large, double glazed, south facing window and a fitted wardrobe. Measuring a generous 15' 5" x 14' 8", this room provides plenty of space for various bedroom furniture such as a double bed, wardrobes, bedside tables and a desk. This stylish home has been finished to an exceptional standard throughout and has the perfect balance of contemporary décor and cosy charm.

### EXTERNAL

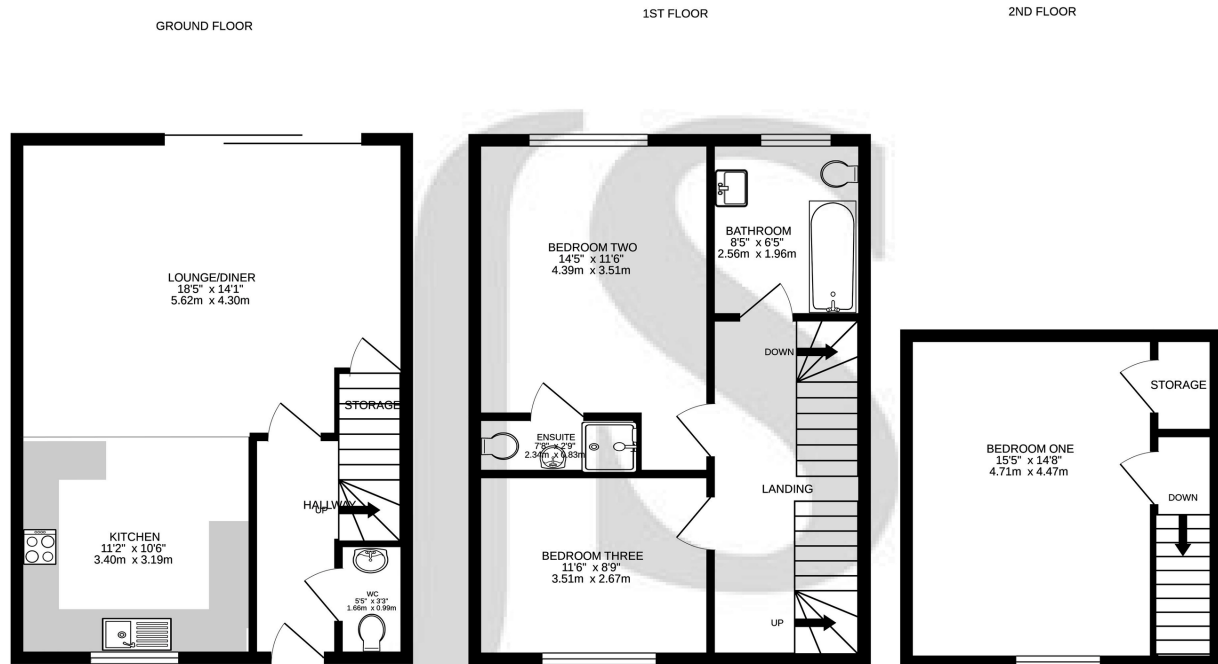
This attractive family home benefits from off road parking to the front of the property. The rear garden has been fully landscaped and boasts a large decking area, which provides a great space for garden furniture. There is an area of potted plants and a walled border to the bottom of the garden featuring mature shrubs and trees.

### LOCATION

This charming mid terraced home is positioned in a highly desirable cul-de-sac development in Worthing with homes built in 2019. The property is less than 0.4 miles from the seafront and approximately 0.2 miles from Worthing town centre, which offers an array of cafes, bars, shops and restaurants. Worthing mainline train station is less than half a mile away and offers links to both Brighton and London. Bus services run nearby. This easily accessible, town centre location is highly sought after.

Council Tax Band D





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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			
(92-100)	<b>A</b>		∞
(81-91)	<b>B</b>	100	∞
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Property Details:

- Floor area \*as quoted by EPC: 1001 SqFt
- Tenure: Freehold
- Council tax band: D

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.