



Matthew  
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ESTATE AGENCY

*It's all in the details...*



# 11 Springfield Gardens

Worthing, West Sussex, BN13 2DF

£360,000

- Mid-terrace mews house near to Ashacre Lane and Offington Lane
- Lovely landscaped gardens to both the front and rear
- Peaceful small cul de sac mews development by Roffey Homes
- Heritage colour scheme and leafy outlooks
- Excellent large living room with dado rails and plush carpeting
- Additional dining room looking out over the garden
- Contemporary fully fitted Shaker kitchen with integrated appliances
- Two double bedrooms with fitted wardrobes
- Generous single bedroom with the versatility to be a home office
- Stylish bathroom and ground floor cloakroom

[www.matthewanthony.co.uk](http://www.matthewanthony.co.uk)

Worthing House, 6 South Street, Worthing BN11 3AA

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## **Step Inside**

Behind a charming picket fence this excellent mid-terrace home sits within a hugely attractive mews built by the award winning Roffey Homes, a local family run company renowned for their luxury homes in Worthing and West Sussex. A peaceful leafy cul de sac location with a select number of houses encompassing a central courtyard, Springfield Gardens sits just off Ashacre Lane and Offington Lane giving you easy access to commuter routes and the centre of Worthing.

Step inside and you'll find tastefully chosen heritage colours featuring throughout a layout that looks out onto landscaped gardens in each direction. Superbly sized and presented, it's easy to see that the large living room is a great place to relax and unwind. With soft plush grey carpeting beneath your feet, dado rails and two-tone walls, its generous proportions give a lovely feeling of light and space. Explore further and you'll find a separate dining room that's equally suited for daily life or evenings spent impressing friends with your culinary skills. With views of the beautifully landscaped rear garden, the dimensions accommodate a central table with ample room to spare for cabinets and consoles.

Contemporary and well-appointed, the adjacent kitchen is fully fitted with an integrated oven and gas hob and the warm timber tones of Shaker cabinets. Sleek countertops provide plenty of workspace and a demi-glazed door makes it easy to step outside for meals in the summer sun. A stylish cloakroom completes the ground floor.

Upstairs three bedrooms supply flexible accommodation for a growing family. Two double bedrooms have fitted wardrobes and a light filled single bedroom is currently a home office. Together they share a contemporary bathroom that has an inset bath with a deluxe overhead waterfall shower. Demonstrating an attention to detail its tile setting matches the ground floor cloakroom to give a smart finishing touch.

## **Outside**

Beautifully landscaped, the enclosed garden of this Worthing mews home offers a stunning place to sit back, relax and unwind in the summer sun. Mature evergreen shrubs lend pops of colour and interest throughout the seasons, a mature lollipop tree adds height and depth, and a combination of monochrome tones and paved patios provide a choice of spots to enjoy a morning coffee or barbecues. Neighbouring trees add an idyllic backdrop and a secure gate gives handy access to a garage in a nearby compound.

It's good to note that as well as the private garage the brick paved courtyard of the mews provides additional off-road parking spaces for the residents of Springfield Gardens.

## **In Your Local Area**

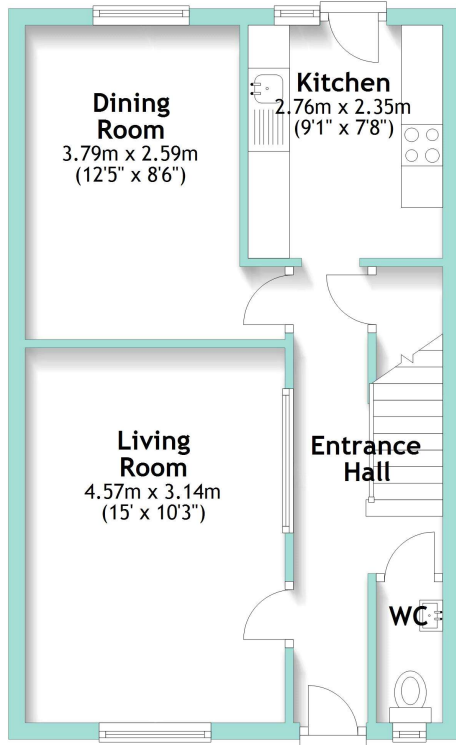
Conveniently situated just off Ashacre Lane and Offington Lane, Springfield Gardens offers easy access to a local park and both the A27 and A24. A selection of local shops are within reach, the regular mainline services of West Worthing train station are circa only 1.3 miles from your door and the school catchment area includes Durrington Infant and Junior Schools, Davison High School for Girls and Worthing, Durrington and St Andrews High Schools.

Nearby Tarring village is home to a number of beautiful listed buildings, including the Grade II\* listed 13th Century St Andrews Parish Church, pubs known for their food and gardens. Worthing town centre is approx. 1.8 miles with plenty of high street and independent shops, bars and restaurants, as well supermarkets such as Waitrose and Marks & Spencer.



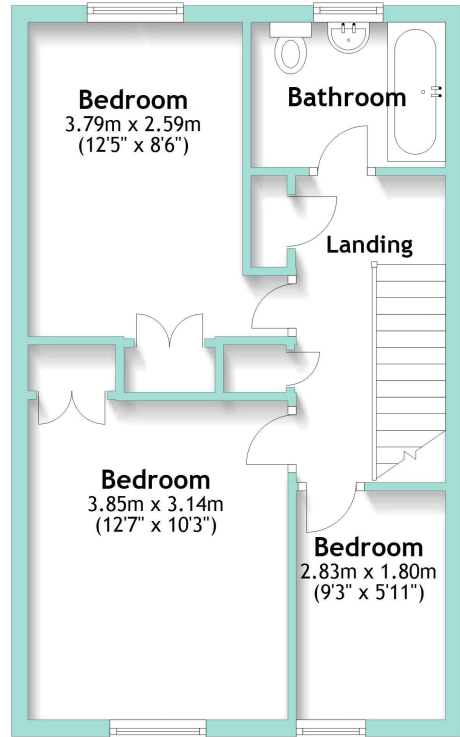
### Ground Floor

Approx. 42.4 sq. metres (456.5 sq. feet)



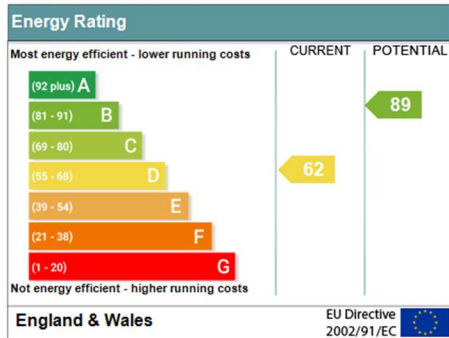
### First Floor

Approx. 42.5 sq. metres (457.2 sq. feet)



Total area: approx. 84.9 sq. metres (913.7 sq. feet)

Address: 11 Springfield Gardens, WORTHING, BN13 2DF  
RRN: 4700-0390-0322-7326-3443



**Council Tax:** Adur & Worthing, Band C

**Tenure:** Freehold (with common managed areas)

**Service Charge:** £725 per annum

**Restrictive Covenants:** Yes

**Flood Risk:** Rivers & Seas: Very Low

Surface Water: Very Low

**Broadband:** (estimated speeds)

Standard	15 mbps
Superfast	80 mbps
Ultrafast	1000 mbps

**Disclaimer**

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.

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