



3 Ashwood Close

, Worthing, BN11 2AF

Offers over £475,000

Freehold Council Tax Band D

James & James Estate Agents are delighted to bring to the market this beautifully presented and greatly improved detached bungalow in this popular cul-de-sac location.

In brief the accommodation comprises spacious entrance porch with cloaks cupboard and a utility cupboard with a double glazed door opening onto the spacious entrance hall with engineered oak flooring and airing cupboard.

There is a feature double aspect lounge with focal fireplace and doors onto the West facing garden. The luxury refitted modern kitchen is a particular feature of the property with granite work surface, and a range of Neff and Bosch integrated appliances, and feature skylight and doors onto the landscaped West facing rear garden.

There are three good size bedrooms and a modern fitted shower room and a separate W.C.

The front of the property has been laid to brick block paving providing off road parking for multiple vehicles which in turn leads to a good size garage with up & over door.

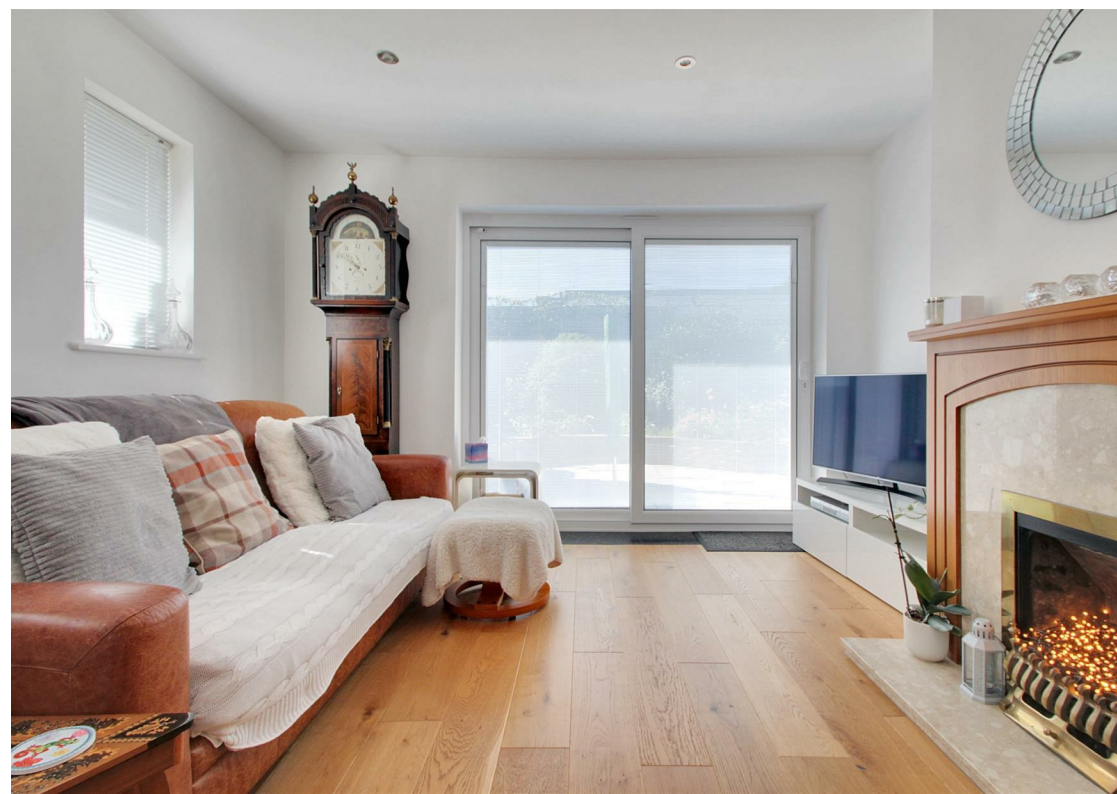
The rear garden is a particular feature of the property having been landscaped with Indian sandstone and raised floral borders, and there is side access. Other benefits include gas central heating and double glazing.

In our opinion internal viewing is considered essential to appreciate the overall size and condition of this beautiful bungalow.

Situated in Ashwood Close the property is ideally located in the heart of Worthing being close to Worthing hospital, mainline railway and Worthing town centre with it's comprehensive range of pedestrianised shopping facilities, bars and restaurants. Buses also serve the area.

Spacious entrance porch with cupboard  
8'2 x 5'7 (2.49m x 1.70m)

Spacious entrance hall with access to loft space  
20'2 x 3'5 (6.15m x 1.04m)





Feature double aspect lounge  
13'8 x 10'10 (4.17m x 3.30m)

Luxury refitted kitchen/breakfast  
room  
22'7 x 8'5 (6.88m x 2.57m)

Bedroom one  
11'5 x 10'10 (3.48m x 3.30m)

Bedroom two  
8'5 x 10'8 (2.57m x 3.25m)

Bedroom three  
9'7 x 7'9 (2.92m x 2.36m)

Modern refitted family shower  
room  
5'1 x 4'9 (1.55m x 1.45m)

Separate W.C.  
3'7 x 4'7 (1.09m x 1.40m)

Ample off road parking

Feature landscaped West facing  
rear garden

Garage with up & over door



## Floor Plan



## Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

