



7 Pond Lane, Worthing, BN13 2RH  
Offers Over £350,000



Delightful two bedroom semi detached flint stone cottage featuring a West facing rear garden and car barn parking with additional space. The property was built in 2013 and is offered for sale in excellent order. The accommodation briefly comprises of: entrance lobby, lounge/diner, modern fitted kitchen, ground floor cloakroom, first floor landing, two bedrooms with built in wardrobes and a refitted bathroom/shower room with wc. Externally there is a West facing and secluded rear garden, front courtyard with a car barn and a further parking space. There is also a separate garden area for use as an allotment. Viewing is highly recommended to appreciate the charm of this lovely cottage.

- Semi Detached Flint Stone Cottage
- Two Double Bedrooms
- Built 2013
- Immaculate Condition
- Car Barn
- Open Plan Lounge
- Downstairs WC
- West Aspect Rear Garden & Allotment





Wooden oak front door to:

#### **ENTRANCE LOBBY**

1.37m x 1.32m (4'6" x 4'4")

Inset ceiling spotlight. Tiled floor.

#### **LOUNGE/DINER**

6.25m " x 5.49mmax (20'6" " x 18'0"max)

Double aspect double glazed windows. Two radiators. Storage cupboard under stairs. Double glazed patio doors opening out to garden.

#### **GROUND FLOOR CLOAKROOM**

White modern suite comprising wash hand basin and concealed close coupled wc. Double glazed window. Extractor. Tiled flooring.

#### **MODERN FITTED KITCHEN**

3.20m x 2.74m (10'6" x 9')

Modern fitted kitchen comprising of work surfaces with inset single bowl single drainer sink unit. Range of base units comprising of cupboards and drawers with matching wall units above. Fitted gas hob with extractor cooker hood above. Fitted electric oven. Space and

plumbing for washing machine and dishwasher. Tiled floor. Double glazed window and double glazed door to garden.

#### **FIRST FLOOR LANDING**

Double glazed window. Storage cupboard.

#### **BEDROOM 1**

3.96m into wardrobe x 3.05m (13' into wardrobe x 10')  
Built in double wardrobe. Double aspect with double glazed windows. Radiator. Eaves storage cupboard. Access to loft space housing gas fired boiler.

#### **BEDROOM 2**

4.11 x 2.36 (13'06" x 7'09")

Built in double wardrobe. Radiator. Double glazed window. Radiator.

#### **MODERN FITTED BATHROOM/WC**

2.13m x 1.98m (7'00" x 6'6")

Modern fitted white suite comprising of walk in fully tiled double shower with chrome shower and glazed shower screen. Concealed close coupled wc. Wash hand basin. Double glazed window. Extractor. Inset ceiling spotlighting. Heated towel rail. Tiled floor.

#### **OUTSIDE**

##### **SECLUDED WEST FACING REAR GARDEN**

Landscaped for ease of maintenance. Paved patio area. Artificial grass area. Flower borders. Outside tap. Garden shed. Side gate giving side access.

##### **FRONT COURTYARD**

Slate formal front garden. Gravelled courtyard. Pitched roof storage shed with adjoining storage area.

##### **CAR BARN AND ADDITIONAL CAR PARKING SPACE**

Pitched tiled car barn with oak beams providing under cover parking. Additional car parking space.

##### **GARDEN AREA**

Additional area of garden that has been designed to be presently used as an allotment. GREENHOUSE

##### **Council Tax Band**

Council tax band: C

Draft version: 1

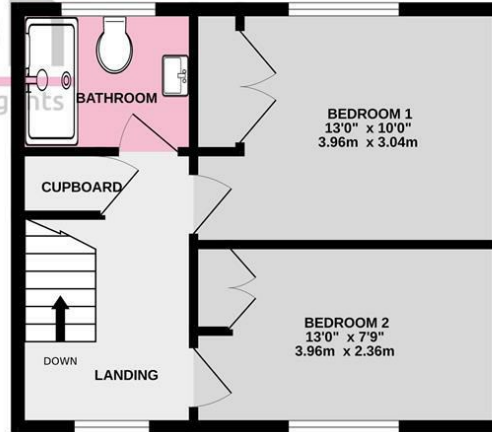
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 sq.m.) approx.

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 plus) <b>A</b>			90
(81-91) <b>B</b>		78	
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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